



DEPARTMENT OF THE NAVY

BUREAU OF YARDS AND DOCKS  
WASHINGTON, D. C.

5-120/JK/10  
11-1/1000

2 APR 1958

General Services Administration  
Federal Office Building  
909 First Avenue  
Seattle, Washington

Gentlemen:

By this Department's letter of 29 September 1954, the U. S. Naval Industrial Reserve Shipyard, Tacoma, Washington, DOD No. 118, was reported as excess to the government, but not mobilization, requirement of this Department. It was requested that the Shipyard be sold as a unit, preferably to a purchaser engaged in shipbuilding or ship repair or related work, and that the sale should be made subject to a National Security Clause for twenty years on all items.

This Department has further reviewed the necessity for the imposition of the Clause on certain of the facilities at the subject Shipyard, and has determined that the items listed in the enclosed Standard Form 118a, in triplicate, need not be subject to the Clause.

The District Public Works Officer, Thirteenth Naval District, is being requested to forward to you, corrected Form 118a, which will contain additional items of related personal property that will not be subject to the National Security Clause.

Sincerely yours,

By Director of Naval Facilities

## BUILDINGS, STRUCTURES, UTILITIES, AND MISCELLANEOUS FACILITIES

STANDARD FORM 118  
DECEMBER 1953  
PRESCRIBED BY GENERAL  
SERVICES ADMINISTRATION  
REGULATION 2-IV-201.00

# AGREEMENT TO REPORT OF EXCESS REAL PROPERTY

STANDARD FORM 118-1  
DECEMBER 1953  
PRESCRIBED BY GENERAL  
SERVICES ADMINISTRATION  
REGULATION 2-IV-301.0

BUILDINGS, STRUCTURES, UTILITIES, AND  
MISCELLANEOUS FACILITIES

SCHEDULE A—SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

1. HOLDING AGENCY NO.  
  
606

2. PAGE OF PAGES  
OF THIS SCHEDULE  
GSA CONTROL NO. (GSA USE)  
Nov 1964-295

3. ANNUAL RENTAL

RESTRICTIONS ON USE  
OR TRANSFER OF  
GOVERNMENT INTEREST  
(1)

LINE NO.	HOLDING AGENCY BUILDING NO.	DESCRIPTION	COST (d)	OUTSIDE DIMENSIONS (e)	FLOOR AREA (Sq. Ft.) (f)	NO. OF FLOORS (g)	FLOOR LOAD RANGE (h)	RESTRICTIONS ON USE OR TRANSFER OF GOVERNMENT INTEREST (1)
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(1)
1	30c	Public Quarters, Enlisted Person-nel, Semi-permanent construction	\$130,000	14'x165'	14,520	2		None
2		Public Quarters, Junior Officers	\$130,000	14'x165'	14,520	2		
3	3D	Semi-permanent construction						
4		Public Quarters, Enlisted Person-nel, Semi-permanent construction	\$130,000	14'x165'	14,520	2		
5	3R	Public Quarters, Enlisted Person-nel, Semi-permanent construction	\$130,000	14'x165'	14,520	2		
6		Public Quarters, Enlisted Person-nel, Semi-permanent construction	\$130,000	14'x165'	14,520	2		
7	3P	Public Quarters, Enlisted Person-nel, Semi-permanent construction	\$130,000	14'x165'	14,520	2		
8		Public Quarters, Enlisted Person-nel, Semi-permanent construction	\$130,000	14'x165'	14,520	2		
9	16	Laundry, Semi-permanent construction	4,300	20'x100'	2,000	1		
10		Laundry, Semi-permanent construction	6,000	20'x151'	3,060	1		
11	18	Laundry, Semi-permanent construction	350	10'x121'	120	1		
12	53	Storehouse, Inflammable, Semi-permanent construction	6,501	36'x52'	1,907	1		
13		Administration Bldg., Semi-permanent construction	170	10'x101'	103	1		
14	119	General Warehouse, Semi-permanent construction	2,400	25'x50'	1,269	1		
15	140	General Warehouse, Semi-permanent construction	3,750	12'x27'	324	1		
16	201	General Warehouse, Semi-permanent construction	27,366	30'x82'	2,460	1		
17	204	General Warehouse, Semi-permanent construction	16,970	32'x82'	2,643	1		
18	204	General Warehouse, Semi-permanent construction	7,780	33'x70'	2,350	1		
19	319	General Warehouse, Semi-permanent construction	3,332	14'x28'	1,527	1		
20	329	Police Station, Semi-permanent construction	1,276,300	24'x127'				
21	363	General Warehouse, Semi-permanent construction						
22	512	Garage Shed, Semi-permanent construction						
23	1400	Berthing Wharf, Semi-permanent construction						
24		TOTAL						

1. HOLDING AGENCY NO.

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GSA CONTROL NO. (GSA USE)  
Nov 1964-295

3. ANNUAL RENTAL

RESTRICTIONS ON USE  
OR TRANSFER OF  
GOVERNMENT INTEREST  
(1)

SCHEDULE A—SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

LINE NO.	HOLDING AGENCY BUILDING NO.	DESCRIPTION	COST (d)	OUTSIDE DIMENSIONS (e)	FLOOR AREA (Sq. Ft.) (f)	NO. OF FLOORS (g)	FLOOR LOAD RANGE (h)	RESTRICTIONS ON USE OR TRANSFER OF GOVERNMENT INTEREST (1)
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(1)
1	30c	Public Quarters, Enlisted Person-nel, Semi-permanent construction	\$130,000	14'x165'	14,520	2		None
2		Public Quarters, Junior Officers	\$130,000	14'x165'	14,520	2		
3	3D	Semi-permanent construction						
4		Public Quarters, Enlisted Person-nel, Semi-permanent construction	\$130,000	14'x165'	14,520	2		
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6		Public Quarters, Enlisted Person-nel, Semi-permanent construction	\$130,000	14'x165'	14,520	2		
7	3P	Public Quarters, Enlisted Person-nel, Semi-permanent construction	\$130,000	14'x165'	14,520	2		
8		Public Quarters, Enlisted Person-nel, Semi-permanent construction	\$130,000	14'x165'	14,520	2		
9	16	Laundry, Semi-permanent construction	4,300	20'x100'	2,000	1		
10		Laundry, Semi-permanent construction	6,000	20'x151'	3,060	1		
11	18	Laundry, Semi-permanent construction	350	10'x121'	120	1		
12	53	Storehouse, Inflammable, Semi-permanent construction	6,501	36'x52'	1,907	1		
13		Administration Bldg., Semi-permanent construction	170	10'x101'	103	1		
14	119	General Warehouse, Semi-permanent construction	2,400	25'x50'	1,269	1		
15	140	General Warehouse, Semi-permanent construction	3,750	12'x27'	324	1		
16	201	General Warehouse, Semi-permanent construction	27,366	30'x82'	2,460	1		
17	204	General Warehouse, Semi-permanent construction	16,970	32'x82'	2,643	1		
18	204	General Warehouse, Semi-permanent construction	7,780	33'x70'	2,350	1		
19	319	General Warehouse, Semi-permanent construction	3,332	14'x28'	1,527	1		
20	329	Police Station, Semi-permanent construction	1,276,300	24'x127'				
21	363	General Warehouse, Semi-permanent construction						
22	512	Garage Shed, Semi-permanent construction						
23	1400	Berthing Wharf, Semi-permanent construction						
24		TOTAL						

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Nov 1964-295

3. ANNUAL RENTAL

RESTRICTIONS ON USE  
OR TRANSFER OF  
GOVERNMENT INTEREST  
(1)

SCHEDULE A—SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

LINE NO.	HOLDING AGENCY BUILDING NO.	DESCRIPTION	COST (d)	OUTSIDE DIMENSIONS (e)	FLOOR AREA (Sq. Ft.) (f)	NO. OF FLOORS (g)	FLOOR LOAD RANGE (h)	RESTRICTIONS ON USE OR TRANSFER OF GOVERNMENT INTEREST (1)
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(1)
1	30c	Public Quarters, Enlisted Person-nel, Semi-permanent construction	\$130,000	14'x165'	14,520	2		None
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13		Administration Bldg., Semi-permanent construction	170	10'x101'	103	1		
14	119	General Warehouse, Semi-permanent construction	2,400	25'x50'	1,269	1		
15	140	General Warehouse, Semi-permanent construction	3,750	12'x27'	324	1		
16	201	General Warehouse, Semi-permanent construction	27,366	30'x82'	2,460	1		
17	204	General Warehouse, Semi-permanent construction	16,970	32'x82'	2,643	1		
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SCHEDULE A—SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

LINE NO.	HOLDING AGENCY BUILDING NO.	DESCRIPTION	COST (d)	OUTSIDE DIMENSIONS (e)	FLOOR AREA (Sq. Ft.) (f)	NO. OF FLOORS (g)	FLOOR LOAD RANGE (h)	RESTRICTIONS ON USE OR TRANSFER OF GOVERNMENT INTEREST (1)
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3	3D	Semi-permanent construction						
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8		Public Quarters, Enlisted Person-nel, Semi-permanent construction	\$130,000	14'x165'	14,520	2		
9	16	Laundry, Semi-permanent construction	4,300	20'x100'	2,000	1		
10		Laundry, Semi-permanent construction	6,000	20'x151'	3,060	1		
11	18	Laundry, Semi-permanent construction	350	10'x121'	120	1		
12	53	Storehouse, Inflammable, Semi-permanent construction	6,501	36'x52'	1,907	1		
13		Administration Bldg., Semi-permanent construction	170	10'x101'	103	1		
14	119	General Warehouse, Semi-permanent construction	2,400	25'x50'	1,269	1		
15	140	General Warehouse, Semi-permanent construction	3,750	12'x27'	324	1		
16	201	General Warehouse, Semi-permanent construction	27,366	30'x82'	2,460	1		
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19	319	General Warehouse, Semi-permanent construction	3,332	14'x28'	1,527	1		
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RESTRICTIONS ON USE  
OR TRANSFER OF  
GOVERNMENT INTEREST  
(1)

SCHEDULE A—SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

LINE NO.	HOLDING AGENCY BUILDING NO.	DESCRIPTION	COST (d)	OUTSIDE DIMENSIONS (e)
----------	-----------------------------	-------------	----------	------------------------

pp-refs figures with symbols to denote type of space, as follows: (a) for office; (b) for storage; (c) for other.

STANDARD FORM 118-a  
DECEMBER 1953  
PRESCRIBED BY GENERAL  
SERVICES ADMINISTRATION  
REGULATION 2-11-201.00

# BUILDINGS, STRUCTURES, UTILITIES, AND MISCELLANEOUS FACILITIES

## SCHEDULE A—SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

1. HOLDING AGENCY NO.		2. PAGE 2 OF 2 PAGES OF THIS SCHEDULE GSA CONTROL NO. (GSA 1950) 1010-106-01-575		3. ANNUAL RENTAL		4. HOLDING AGENCY NO.		5. PAGE 2 OF 2 PAGES OF THIS SCHEDULE GSA CONTROL NO. (GSA 1950) 1010-106-01-575	
LINE NO.	HOLDING AGENCY BUILDING NO.	DESCRIPTION (c)	COST (d)	OUTSIDE DIMENSIONS (e)	FLOOR AREA (Sq. ft.) (f)	NO. OF FLOORS (g)	CLEAR HEAD-ROOM (h)	FLOOR LOAD RANGE (i)	RESTRICTIONS ON USE OR TRANSFER OF GOVERNMENT INTEREST (j)
1	122	Outdoor Firing Range	1,000						
2	110	Incinerator	1,100	10'x8'					
3	117	Fire Prot. Pumping Station, Semi-permanent construction	680	11'x8'	86	1			None
4	124	Flammable Storehouse, Permanent construction	8,400	100'x11'	4,112	1			
5	126	Flammable Storehouse, Semi-permanent construction	2,700	56'x30'	1,749	1			
6	511	Filling Station, Permanent construction	3,300	IR	658	1			
7	120	Water Storage Tank (Fire)	184	10'x8'					
8	123	Water Storage Tank (Fire)	183	5,000 gal. cap.					
9	121	Water Storage Tank (Fire)	184	10'x8'					
10	390	Flammable Storage, Permanent construction	540	13'x12'	162	1			
11	125	Flammable Storage, Permanent construction	8,400	100'x11'	4,112	1			
12	364	General Warehouse, Semi-permanent construction	720	13'x21'	273	1			
13									
14									
15									
16									
17									
18									
19									
20									
21									
22									
23									
24									
25									
26									
27									
28									
29									
30									
31									
32									
TOTAL									

CORRECTED

\*Prefix figures with symbols to denote type of space, as follows: (a) for office; (b) for storage; (c) for other.

[illegible]

LISTING OF CLASS 3 PROPERTY RECORD CARDS AT  
NAVAL INDUSTRIAL RESERVE SHIPYARD, TACOMA

NAVY IDENT NO.	TYPE OF EQUIPMENT	COST OF EQUIPMENT
91315-000221	Batteries, Storage	1,800.00 EST
91315-000224	Batteries, Storage	750.00 EST
91315-000627	Boiler, Munda	1,000.00 EST
91315-001662	Boiler	540.91
91315-000336	Boiler, Low Pressure,	1,000.00 EST
	Automatic Boiler	1,000.00 EST
91315-000340	Boiler, Low Pressure,	1,000.00 EST
	Automatic Boiler	1,000.00 EST
91315-000359	Boiler, Low Pressure,	1,000.00 EST
	Automatic Boiler	1,000.00 EST
91315-000414	Boiler, Low Pressure, Munda	1,000.00 EST
91315-000417	Boiler, Low Pressure,	1,000.00 EST
91315-000434	Automatic Boiler	150.00
	Cabinet, Warming	400.00
91315-001286	Camera, Identification,	
91315-001422	Felner Graflex	257.50 EST
91315-000602	Cooler, Water, Cordley & Hayes	257.50 EST
91315-000607	Cooler, Water, Westinghouse	202.00 EST
91315-000631	Cooler, Water, Cordley & Hayes	257.50
91315-000650	Cooler, Water, Cordley & Hayes	100.00
91315-000665	Cooler, Water, Cordley & Hayes	250.00
91315-000708	Cooler, Water	200.00 EST
91315-000994	Cooler, Water, Sunroc	125.00 EST
91315-001872	Cooler, Water, Westinghouse	125.00 EST
91315-001873	Cooler, Water, Westinghouse	125.00 EST
91315-001874	Cooler, Water, Sunroc	125.00 EST
91315-001875	Cooler, Water, Westinghouse	125.00 EST
91315-001876	Cooler, Water, Sunroc	125.00 EST
91315-001877	Cooler, Water, Westinghouse	125.00 EST
91315-001878	Cooler, Water, Westinghouse	125.00 EST
91315-001879	Cooler, Water, Sunroc	2,900.00
91315-001880	Dishwasher, Electric, Universal	100.00 EST
91315-001807	Duplicating Machine, Key, Keil	21,980.00 EST
91315-000119	Elevator, Freight, Colby Steel	500.00 EST
91315-001274	Fryer, Deep Fat, Griswold Mfg.	600.00 EST
91315-001802/1803	Griddle, Electric, Lang Mfg. Co.	300.00 EST
91315-001804/1805	Gun, Putty, Mfg. NA	192.00
91315-001659/1660	Incubator, Bacteriological,	
91315-001397	Electric Heat Control Apparatus Co.	115.93
91315-000550	Intercommunication Set, 2 speakers,	800.00 EST
	Executone, Inc.	
91315-000978, 001320	Intercommunications Set, RCA,	
thru 001324, 001326,	MI-2544-13	
and 001761		

NAVY IDENT NO.

TYPE OF EQUIPMENT

COST OF EQUIPMENT

91315-000970,  
000972 thru  
000977, 000979  
thru 000983,  
001325  
91315-000951 &  
001486  
91315-001311

Intercommunications Set,  
Webster Electric, NT101

\$ 1,300.00 EST

91315-001313/1314

Intercommunication Set,  
Webster Electric, 110M  
Intercommunication Set,  
Webster Electric, 224M  
Intercommunication Set,  
Webster Electric, RE 3851

200.00 EST

91315-001755

Intercommunication System,  
Webster Electric, 7 station  
Intercommunication System,  
Webster Electric, 5 station

104.45

91315-001756

Intercommunication System,  
Webster Electric, 8 station

334.30

91315-001757

Kettle, Paint Spray, Plastic,  
Myers Welding Works

624.75

91315-000580

Kettle, Steam Jacket, Grues  
#11380, 40 Gallon

446.25

91315-001277/1278

Kettle, Steam Jacket, Lee Metal,  
60 Gallon

714.00

91315-001809/1811

Kettle, Steam Jacket, Lee Metal,  
80 Gallon

1,750.00

91315-001809/1812

Lamp, Operating, Scanlan Morris  
Launching Gear, Shop Made

523.00

91315-001392

Loudspeaker, Webster  
Loudspeaker, Radio Corp. of  
America

250.00

91315-000907

Mixer, Cake, Hobart  
Mixer, Paint, Arlington Machine  
Works

340.00

91315-001315

Oven, 3 Compartment, F.S. Lang  
Paint Conditioner, Landon Smith,  
Inc.

167.50

91315-001317/1319

Paint Mixing Equip., Arlington  
Mach., 10 Gallon

13,680.86

91315-001808

Peeler, Vegetable, Josiah Anstice  
Peeler, Vegetable, Reynolds Elect.  
Phonograph Combination, Film Strip,  
Society for Visual Education Inc.

104.45

91315-001699

Projector, Motion Picture, Ampro  
Ramp, Grease, Automobile, Public  
Works Dept., U.S. Naval Station,  
Tacoma

304.45 EST

91315-001813

Range, Cooking, Electric, Edison  
Gen. Elect. Appliance Co.

150.00

91315-000058

250.00 EST

91315-000118

1,070.00

91315-001079

195.02

91315-001405

250.00 EST

91315-001427

418.86

91315-001428

100.00 EST

91315-000552

200.00

91315-001386

300.00 EST

350.00 EST

150.00 EST

NAVY IDENT NO.

TYPE OF EQUIPMENT

COST OF EQUIPMENT

91315-001827 ✓

91315-001071 ✓

91315-001072/1073 ✓

91315-001074 ✓

91315-001075 ✓

91315-001332 ✓

91315-001806 ✓

91315-001389 ✓

91315-001388 ✓

91315-000402 ✓

000429, 001401

thru 001403

91315-000990 ✓

91315-001385 ✓

91315-000113 ✓

91315-001404 ✓

91315-001406 ✓

91315-001788/1789 ✓

91315-001309/001670 ✓

91315-001400 ✓

91315-001811 ✓

91315-001421 ✓

91315-000143 ✓

91315-001015 ✓

91315-000144 ✓

Range, Electric, P.S. Lang  
Refrigerator, General Con-  
struction, 1000 cubic feet,  
walk in

Refrigerator, General Con-  
struction, 700 cubic feet,  
walk in

Refrigerator, General Con-  
struction, 900 cubic feet,  
walk in

Refrigerator, General Con-  
struction, 25 cubic feet,  
reach in

Refrigerator, G.E., 6 cubic feet,  
reach in

Refrigerator, Reach-in, 44 cubic  
feet, Frigidaire

Refrigerator, General Motors,  
6 1/2 cubic feet, reach in type

Refrigerator, General Motors,  
6 1/2 cubic feet, reach in

Refrigerators, Walk in, Hersman  
Leganier, Model #1, 150 cubic feet

Refrigerator, reach in, 8 cubic  
feet, Kelvinator

Refrigerator, Reach in, 7 cubic  
feet, Kelvinator

Refrigerator, Mechanical, 8 cubic  
feet, McCray Refrig.

Refrigerator, Mechanical, 5 cubic  
feet, McCray Refrig.

Refrigerator, Mechanical, 16 cubic  
feet, McCray Refrig.

Refrigerator, Walk in, Wagner  
Electric, 150 cubic feet

Register, Cash, National, Model  
124 (4)

Register, Cash, National  
Saw, Meat, Wells, Model B

Scales, Platform, 120 Lbs.,  
Fairbanks

Scale, Platform, 1000 Lbs.,  
Fairbanks

Scale, Platform, 6000 Lbs.,  
Fairbanks

Scale, Platform, 1 Ton, Howe  
Scale Co. Model 140

\$ 500.00 EST  
539.81

1,079.62

539.81

539.81

200.00 EST

660.00

250.00

250.00

5,500.00 EST

250.00 EST

200.00 EST

250.00 EST

196.00

500.00 EST

3,050.00 EST

480.98

250.00 EST

490.00

288.00

100.00 EST

1,072.40

140.09

NAVY IDENT NO.

TYPE OF EQUIPMENT

COST OF EQUIPMENT

91315-001056

Scale, Platform, 200 x 1/2 Lb.  
Int. national Scale Co.

180.00 EST

91315-001291A1596

Scale, Counter, 225 lbs.,  
Teledo Scale

702.95

91315-000191

Sewing Machine, Manual; Singer

200.00 EST

91315-000192

Sewing Machine, Electric, Singer

250.00 EST

91315-000205

Sewing Machine, Electric, Singer

520.50

91315-0001852

Sewing Machine, Electric, Singer,  
Model 111W153

240.00 EST

91315-000744

Shaker, Paint, two 5 gallon cans,  
Arlington Machine Works

240.18

91315-000700

Shaker, Paint, two 5 gallon cans,  
Arlington Inc., Model "Arlington  
Giant"

349.00

91315-000593

Signal, Fog, Automatic, Public Works

300.00 EST

91315-000594

Signal, Fog, Bell, Automatic, Public  
Works

700.00 EST

91315-001294

Slicer, Meat, Globe Slicing Machine

275.00

91315-000497

Spray Outfit, Metal, 1/8" to 15.  
Gauge wire, Metalizing Co.

500.00 EST

91315-000534

Spray Paint Container, Binks, Q  
Type TUSA-82, 5 Gallon Cap.

815.85 EST

and 000536

Spraying Equipment, Paint, Compressor

500.00 EST

000578 and 000579

DeVilbiss Co., Model 230

105.00 EST

91315-000214

Spray Equipment, Paint, 8 Gallon  
Cap. Kelly Cresswell Co.

300.01

91315-000493

Sterilizer, 8 1/2 gal cap., American

300.01

91315-001393

Sterilizer Co., Model 32-1

300.01

91315-001394

Sterilizer, 15 gal cap., American

265.00

91315-000754A762

Sterilizer Co., Model 48

278.72

91315-001082

Table, Roller, Mfg. NA

475.05

91315-001391

Table, Hot Food, Electric, Green  
Winkler

500.00 EST

91315-001783

Table, Operating, American

1,000.00 EST

91315-001781/1782

Tank, Acid

1,500.00 EST

91315-000471/473

Tank, Cleaning, Open, Mfg. NA

3,500.00 EST

91315-000476/482

Tanks, Paint, Pressure, 10 Gal.  
Cap. Mfg. DeVilbiss Co.

500.00 EST

91315-000483

Tanks, Paint, Pressure, 10 Gal.  
Cap. Mfg. DeVilbiss Co.

200.00

91315-001387

Tank, Hot Water, 80 Gal., Red  
Spot Electric Co.

740.00

91315-001663/1665

Tanks, Wooden, Mfg. NA

175.00 EST

91315-001857

Tester, Headlight, Weaver Mfg. Co.

223.36

91315-001669

Typewriter, 20" Carriage, Underwood



NAVY IDENT NO.

91315-001060✓

N-24-00333✓

TYPE OF EQUIPMENT

Urn, Coffee, Electric,  
T. J. Copper Co., 12 Gal.  
Capacity

Mixer, Concrete, 3½ cubic feet,  
Treyler mounted, Gilson Bros.  
Model "Automix"

COST OF EQUIPMENT

\$ 266.00 EST

550.00 EST

Total

\$ 99,034.40

LIST OF MINOR OR UNNUMBERED PROPERTY NOTED IN BUILDINGS AS OF 9/22/58

BLDG. 50

Amount

Description

- Steel File cabinet, 4-drawer
- Kardex files, 15-drawer
- Card Cabinet, wood, 3" x 8", 4-drawer
- Card Cabinet, wood, 5" x 8", 2-drawer
- Card Cabinet, wood, 3" x 5", 1-drawer
- Card Cabinet, wood, 3" x 5", 2-drawer
- Refrigerator, household type General Electric, 8'
- Mess Tables, 12 Person capacity
- Mess Tables, 4 person capacity
- Mess Table, 6 person capacity
- Straight chair
- Swivel chair
- Desks
- Coatcases
- Steno Chairs, steel
- File Cabinets, steel, 4-drawer
- Card File, steel, 20-drawer

1  
12  
1  
1  
1  
1  
1  
1  
2  
1  
1  
3  
5  
15  
2  
8  
5  
5

BLDG. 201

- Duff Mechanical Track Jacks
- Track Bars
- Spike Malls
- Track Wrenches
- Track Bolts
- Track Tonges
- Bump Pump, Thor, #816767
- Lawn Sprinklers
- Hand Pump can, water
- Garden Tools, Misc.

5  
18  
6  
7  
1 Box  
7  
1  
4  
1  
15

BLDG. 202 SAND BLAST AREA

- Dock Cart, Rubber Tire, 4 wheel
- Hand Truck, 4 wheel
- Sand Dryer, No Number
- Hot Patch Road Rollers
- Hot Patch Road Tampers
- 15# CO2

1  
3  
1  
2  
2  
1

BLDG. 203

- Hand Pump Can
- Hand Truck, 2 wheel, USN #2491
- Hand Truck, 2 wheel, No. #
- Hand Truck, 2 wheel, USN #51-102

23  
1  
1  
1

Enclosure (3) to RUSHIPS Ser 762-164

BLDG. 203 (Continued)

Description	Amount
Steel Pile for BLDG - 3 bents high	1
4# OC2	2
Stacks for loading/unloading #8	2
Hammer, pile driver automatic	1
<u>BLDG. 210</u>	
Basket Stretcher	14
<u>BLDG. 321</u>	
Stretcher	1
Barricade Lamp, Kerosene	15
Kantellip Standard Milling Machines, USN #13R18-1 & 13R18-4	2
<u>BLDG. 322</u>	
Heat Exchanger, 10" x 10"	1
<u>BLDG. 323</u>	
Porcelain Foot Basin	1
<u>BLDG. 329</u>	
Key Machine (Mort Lock), Ser. A.533	1
Cabinet, Steel, 48" x 24" x 84"	1
Set Letters, 1/2" size	1
Set Numerals, 3/32" size	1
Costume, Steel	1
<u>BLDG. 331</u>	
Rite Line, USN # 1941	1
Cabinet, Steel, 40" x 18" x 58"	1
Chair, Straight	5
GE 12" Electric Fan, Wall Mounted	2
Chair, swivel	1
2-wheel truck, small, rubber tire	1
2-wheel truck, large, rubber tire	1
12" Electric Fan M P Products Co. Model CA 412	3
Customer Mail Box	1
12" Wall Fan, 12" Wall Mounted	1
12" Seth Thomas Clock	1
Leather Lounge Chair	4
12" Fan, Westinghouse	1
12" Seth Thomas square clock, USN, 779	1
Chair, leather straight back	3
Desk	1
12" Seth Thomas clock, square USN 59 2485	

DescriptionAmount

Chair, typist	2
12" Seth Thomas Clock	1
File Cabinet, steel, 5-drawer	1
File Cabinet, steel, 2-drawer	1
Chairs, leather, straight	6
Ships Clock, Mark 1, US Navy 64329	1
WUSHIPS Perometer, #19698	1
12" Telechron Clock	2
12" GE Clock	1
Desk Chair, Executive type, with arms	1
12" GE Fan, Electric	1
Table, steel, 1-drawer, 36" long x 24" wide x 26" high	1

BLDG. 333

Desks	3
Cabinet, steel, 2-drawer	1
Chair, leather, straight back	20
Chair, typist	1
Chair, Swivel, Desk type	3
Chair, leather, lounge	2
Customer, Hall tree	2
12" GE Clock	1
12" GE Fan	2
Book Case	1
12" Westinghouse Fan	1
File Cabinet, 4-drawer, steel	2
Chair, lounge, wood, cloth cover	1
Westinghouse Water Cooler #006973	1
Clock, Seth Thomas 12" square	2
Clock, Seth Thomas USN 59-4724	1
Refrigerator, Household type, 8 cu. ft.	1
12" Telechron Clock	2
12" Emerson Electric Fan, Type 79646-AQ	1
12" Emerson Electric Fan, Type 77648-AL	1
Wood Lockers	26
Water Cooler, Swivel, #006823	1
Wood Bunk	6
Floor Polisher, Commander "Bolt", Model 20, USN 349	1
Battery Charger, Pan Steel Corp. Ser. #24955	1

HOSPITAL EQUIPMENT IN BUILDING 333

Sick Table	1
Sterilizer, "Pellon & Crane", Ser. 6A13210	1
Cabinet, glass, instrument, USN 4781	1
Cabinet, steel, 42" x 18" x 32"	1

BLDG. 335

<u>Description</u>	<u>Amount</u>
Pipe Couplings, Flax. 1-1/4", 23" long	4
Machinist Vice, 5"	1
Extinguisher, Carbon Tet., USN #62-900	1
Lockers, Double Deck, steel	3
Oil Tester (Portable) O.E., Ser. #8983827	1
Radiator Sections for Compressor	4
Gas Cans, 5 Gal.	4

BLDG. 339

Chair, swivel	1
Chair, straight	1
Chair, lounge	1
Custom, wood	1
Table, metal, 60" x 34"	1
Table, wood, 70" x 34"	1
Desk	1
Stools	1
Chair, straight	2
	1

BLDG. 341

Misc. Steel Test Plugs	1 box
Misc. Jigs and Dies	1 pallet
Horizontal 1 cylinder gas engine Steyer Co. Serial #72241850	1 ea
Platform Scale Now, 500 lbs. capacity	1 ea
Caulking Machine Air Driver USN2577	1 ea
Spray Paint Container Serial #ESB238717	1 ea
Spray Paint Container Serial #30187	1 ea
Quenching Tank, 36" x 36", Galvanized	1 ea
Oil Fired Heating Torch and Tank #2808	1 ea
Oil Fired Heating Torch and Tank #2807	1 ea
Oil Fired Heating Torch and Tank #516	1 ea
Bronze Bushings, #14087C	6 ea
Bronze Bushings, #14087E	7 ea
Bronze Bushings, #1120	2 ea
Bronze Bushings, 3-5/8" O.D. X 4-7/16" Long	2 ea
Bronze Bushing, 4-5/8" O.D. X 12-3/8" long	1 ea
Bronze Bushing, 4-5/8" O.D. X 11-3/8" long	1 ea
Bronze Bushing, 5" O.D. X 5-5/8" long	7 ea
Bronze Bushing, 5-3/16" O.D. X 4" long	1 ea
Bronze Bushing, 4-3/8" O.D. X 5" long	1 ea
Bronze Bushing, 7-1/2" O.D. X 6-1/8" long	1 ea
Bronze Thrust Washer, 5" O.D. X 1/4" thickness	13 ea
Bronze Thrust Washer, 7-1/4" O.D. X 3/8" thickness	2 ea
Bronze Spacer Washer, 8" O.D. X 7/8" thickness	1 ea
Bronze Oil Seal Rings, 7-5/16" O.D. X 1" thickness, 4 Hole Mounting	8 ea

M.D.C. 341(Continued)

Description	Amount
Bronze Oil Seal Rings, 7-5/16" O.D. X 1" thickness, 6 Hole Mounting	8 ea
Bronze Oil Seal Rings, 9-9/16" O.D. X 1" thickness	18 ea
Hoist Drum Shafts	2 ea
Drive Shaft for Clyde Whirley Crane 2-3/4" O.D. X 33"	1 ea
Sheave Pins for Floating Crane	3 ea
Heater Blowers D.C. Motor and Heating Coil	38
Scale Counter, 100 lbs. capacity	1
Cable Measuring Machine with 2 Jacks	1
Misc. Valves and Pipe Fitting removed from under Piers	18 boxes
Machinist Vices	5
Wash Barins	3
Oil Fired Heating Torch #4016 and #1018	2
Misc. Catapult Equipment	1 box
Shaper Vice	1
Brake Shoes for Cranes #12 and #13	2 ea
Release Springs for Clyde Whirley Crane	15 ea
Main Drive Sprocket for Washington Whirley	1 ea
Travel Drive Pinion Gears for Clyde Whirleys	2 ea
Travel Drive Pinion Gears for Washington Whirley	1 ea
Pinion Gear, 16 tooth, 10" O.D. X 3" thickness	1 ea
Pinion Gear, 20 tooth, 11" O.D. X 2-7/8" thickness	1 ea
Friction Adjuster	1 ea
Pinion for Travel Gear on Washington Whirley	1 ea
Gears, 12-1/2" O.D. X 1-3/4" thickness, steel	7 ea
Travel Motor Gear Cases	2 ea
Friction Blocks for Whirley Cranes	60 ea
Armature for Travel Motor Clyde Whirley	1 ea
Spare Commutators for Lincoln Arc Welders	8 ea
Axle Bearings for Railroad Cars	12 ea
Bearings Inserts for Chicago Pneumatic Compressor	22 ea
Worm Gear Housing for Cincinnati Press Brake	1 ea
Hammer Head for Blacksmith Hammer, Bldg. 391	1 ea
Surge Valve for Gunnison Press	1 ea
Shafts and Gears for Gardner-Denver Hoist	4 ea
Plates #700 for Gardner-Denver Hoist	2 ea
Plates Retainer for Gardner-Denver Hoist	2 ea
Outside Plate #5703 for Gardner-Denver Hoist	1 ea
Rotor and Shaft for Haisey Wolf Grinder	1 ea
Shaft for Queen City Grinder	1 ea
Star Feed for 24" lathe	1 ea
Blades for Shear Building #391	14 ea
Misc. Reamers and Drill Sleeves, 04	1 box
Shaft for Cincinnati Press Brake	1 ea
Shafts for P & H Bridge Crane	6 ea
Bearings for P & H Bridge Crane	12 ea
Gears for P & H Bridge Crane	6 ea

BLDG. 344

Description

Amount

Locker, Double Deck, Steel  
Desk

2

Chair, Swivel  
Chair, Straight

1

1

1

BLDG. 351

Theatre Seats

28

BLDG. 361

Desk

1

Chair, swivel

1

Chair, lounge

1

12" Electric Fan

1

Spray Paint Container, 2 gal.

1

Mess Tables, 8 Man capacity

1

Mess Tables, 10 man capacity

1

Hand Truck, 2-wheel, rubber tire, 16T24-87

1

Hand Truck, 2-wheel, rubber tire USN 3959

1

Paper Cutter, 24" (Molten Bradley)

1

Steel Locker

1

Clock, Telechron, 12"

17

Drinking Fountain, refrigerated, Westinghouse Ser #1575023

1

Machinist Vice, 5"

1

Hand Pump Can

2

1

BLDG. 365 VAULTS

Spray Paint Container, 5 gal.

3

Spray Paint Container, 8 gal. #MSB 164144

1

Spray Paint Container, 2 gal.

1

Spray Paint Container, 2 gal.

1

Spray Gun Extension, 6' long

1

Spray Paint Container, 10 gals.

1

Step Ladders, wood, 6'

13

Staging Plank, 20', 3" x 12"

5

BLDG. 381

Spray Paint Container

1

Concrete Buggy

1

Cable Reel Jacks, Simplex #322

2

BLDG. 390

Barrel Hacks (Wheels)

4

BLDG. 391

<u>Description</u>	<u>Amount</u>
Clock, wall, Electric	1
Refrigerator, 8' capacity, Kelvinator	1
Back Pack Cutting Outfit, including Torch	1
Mail Scale, Platform, Pitney-Bowes, Ser. #2385	1
Idle Oil tanks with pumps, 30 gals.	2
Crimper & Bender	5
3/8 Soldering Irons	7
Misc. Cutters and Dies	7 boxes
Reefer truck, rubber tire, 2-wheel	1
Ideal Soldering Outfit, Ser. #12-A48	1
Ideal Soldering Outfit, Ser. #471	1
Vacuum Tube Volt Meter (Wickock) Model 202 Ser. #71461	1
Hand Truck, 4-wheel	3
Hand Truck	1
Lumber Scrap Cart	1
Clock, wall, electric, Telechron, 12"	1
Table, mess, 10 seats	1
Locker, steel, double deck	16
Locker, steel, 15" x 72" x 18"	1
Water Pump cans	3
Chair, desk	3
File Cabinet, wooden	1
Desks	2
Chairs	5
Hall Tree	1
Hall Tree	3
Fans	1
Clock, Wall, electric	1
Desks	8
Chair, swivel	3
Chair, plain	5
File Cabinet, large, 4-drawer, steel	3
File Cabinet, 3-drawer, steel	1
Card Cabinet, double, 5 x 8 card	1
Card Cabinet, Single, 5 x 8 card	1
Water Pump Can	1
Hot Water Heater	1
File Cabinet	1
Desks	1
Chair, swivel	7
Clock, Wall, electric	6
Book Case	1
Table, large	1
Chair, plain wooden	21
Clock, wall, electric	1
Lockers, steel	113
Table, mess, 36' long, 44 seat capacity	2
Desks	3
Chair	7



Description	Amount
Chair, Swivel	1
File Cabinet, small, cardex	1
File Cabinet, wooden, 4-drawer	2
Hand Truck	2
Lockers, steel, (3hanks of 10 each)	30
Metal Cabinet, 36" wide, 72" high, 18" deep	2
Wooden Cabinet for Radio parts	1
Cabinets, metal (Outside electric shop)	2
Battery Charger, Navy Type PAM-1, Ser #1503	1
Coil Taping Machine	1
<b>Motors:</b>	
Delco, #A341, 1/4 HP	1
GE 1/4 HP	1
Emerson, 1/12 HP	1
Emerson, 1/2 HP	1
Emerson, 1/8 HP	1
Delco, 1/2 HP	1
Peerless, 1 HP #DA7885	1
Beulen, 1 1/2 HP Ser. #2501	1
Emerson, 1/2 HP	1
Century, #U7, 1/2 HP	1
G.E. 1 HP	1
Emerson, 1/2 HP	1
Emerson, 1/2 HP	1
<b>Heaters:</b>	
Midget, Ser. #1873	1
Midget, Ser. #2009	1
Midget, Ser. #1907	1
Midget, Ser. #3028	1
Midget, Ser. #1978	1
<b>Also:</b>	
Midget Heaters (No numbers)	6
Rheostats, 5.5 AMP.	2
<b>Desks</b>	
Chair, Typists	4
Chair, Plain, Wooden	1
Chair, swivel	14
Table, mess	3
Lockers, steel, 10 per section	3
Fans, wall, 12"	2
Couch, leather	3
Floor Lamp	2
Chair, Leather	1
Pump Can, 2 1/2 gal.	1
Cabinet, steel, 33" wide x 40" high, 27" deep	1
Tables	1
Chair, plain	5
Desk	18
Chair, swivel	1
	2

BLDG. 391(Continued)

<u>Description</u>	<u>Amount</u>
Cabinet, steel, 48" wide, 66" high, 20" deep	1
Pump Cans, 2 1/2 gals.	7
Table, Mess	1
Desks	2
File Cabinet, 2-drawer	1
Coat Rack	1
Hand Truck	2
Truck, 4-wheel	2
Card File, USN 4588	1
Pump Can, water, 2 1/2 gal.	2
Cart, 4-wheel	2
Table, steel, 3' x 8'	1
Radiator Testing Tank	1
Degreasing Tank	1
Bench Vices, 1-4", 2-5"	3
Sheet Steel Rack	1
Cabinet, steel	6
Steel Tables, 3' x 12'	4
Hand Shears, (Beverly)	2
Hand Truck	1
Metal Bending Rolls, Hand operated	1
Lockers, steel	3
Locker, Metal, 33" wide, 64" high, 21" deep	1
Die Rack	1
Clock, Seth Thomas, 12"	1
Clock, Telechron, 12"	1
Cabinet, metal, 22" wide, 67" high, 15" deep	1
Pump can, water, 2 1/2 gal.	2
Pipe Cart, steel, 4-wheel	1
Pump Can, water	1
Hand Truck	2
Pipe rack	1
Pipe bender	1
Rotary bin	1
Table, steel (Under drill press)	1
Pipe vice	4
Cutting Torch, 75 ft. of hose, gages & valves, For Oxygen and Acetylene	1
Bench vices	3
Lockers, (16 to a bank) double	2 banks
Table, mess	3
Locker, metal, large	1
Clock, wall, electric	1
Desk	1
Chair, plain wooden	1
Chair, swivel	2
File Cabinet, 4-drawer, large	1
Wall Fan, 12"	1
Chair, plain wooden	1

BLDG. 391(Continued)

<u>Description</u>	<u>Amount</u>
Test Panel, (Weston #62927	1
Cabinet, steel	2
Clock, wall, electric	2
Chain Fall, 1/2 ton	1
Fuse Rack	1
Locker, steel, double deck, (1 bank)	8
Locker, steel, double deck, (1 bank)	10
File Cabinet, Steel, 4-drawer, large	1
Steel Table, 4 shelf (near lathes)	2
Steel Drill Rack	1
Cleaning Tank and Stand	1
Milling Cutter Bin, wooden, 12 drawers USN #44-101	1
Wood Cabinet (Grinders), 8 cupboard sections, 6' x 16' x 16" deep	1
Hand Truck, 2-wheel, rubber tires, USN 8T24-49	1
Automatic Rewind for Air Rose	1
Spark Plug Cleaner & Tester (Champion)	1
Parts Cleaning Table, with cabinets	1
Hand Truck	1
Rotary Bin	1
File Cabinet, 6-drawer, (Office)	1
File Cabinet, 3-drawer, (Office)	2
Hall Trees	2
Typewriter Stand	1
Wall Clocks, electric	2
File Cabinets, small, 8" x 5" card size	1
File Cabinets, large 4-drawer	2
Desks	2
Chairs, swivel	6
Chairs, plain, wood	2
Chairs, leather seated	4
Wall Clocks, electric	5
Pump tank Fire Extinguishers, 2 1/2 gal.	2
Quenching Tank, 20" x 30"	1
Steel Table, 4' x 15"	1
Weed burning apparatus, 5 gal. capacity (Aeroll)	1
Drafting Table & Chair	1
Steam Cleaning Tank, 3' x 2' x 2'	1
File Cabinets, steel	3
Rotary Bins	2
Cable Reel for Welding lead	1
Howe Scales, platform	1
Crosby valve tester US #1523	1
Fuel Oil Transfer Pump	1
Gasoline Engine Driven, 2" Intake, 2" Discharge, Portable	1
Cutting Torch, with 75 ft. of hose & gauges for Acetylene and oxygen	1
Steel Lockers, 10 lockers in each section, double deck	5 sections
Lockers, wood	11
Lunch Tables	3

BLDG. 391(Continued)

<u>Description</u>	<u>Amount</u>
Cabinet, steel, 15" x 30" x 36"	1
Oil Tanks with siphon Pump, 30 Gal. 11" x 22" x 32"	2
Preservative Tanks, steel	2
Steel Table, 12 drawers, 1 cupboard	1
1 Horse Power Elect. Motor, "Craftsman" USN 2L2-27	1
Taps & Dies, Left hand, USN 5910	1 set
Back Pack, Gas Burning outfit with tank and torch	1
Spray Paint Container	1
Step Ladders, 6'	7
Step Ladders, 12'	4
Step Ladders, 8'	11
Extension Ladder, 30'	1
Extension Ladder, 20'	2
Saw Blades, new, sizes from 8" to 16"	25
Point Gun, DeVillbiss, Ser. #868423	1
Point Gun, DeVillbiss, Ser. #612380	1
Point Gun, DeVillbiss, Ser. #691518	1
Point Gun, DeVillbiss, Ser. #743754	1

BLDG. 393

Barrel Cart	1
Machinist Vice, 5"	1
Locker, double, steel	1
Grinder, Bench, Black & Decker	1
Locker, 2 Dr., 60" Wide, 30" Deep, 6' High	1
Fork Lift Grease Rack, Steel	1
Water Pump Can	1
Grease Gun, foot operated, Alimite	1

BLDG. 395

Desks	3
Chairs, swivel	4
Chairs, Straight back	3
File cabinet, 4-drawer, wood	1
Customer, Roll Top	1
Drawing Table (Duplicating) 40" x 72"	1

BLDG. 396

Lube Oil Dispensers	2
Space Heater, Electric, 110V	1

BLDG. 397

Misc. Chain Hoist Parts	4 Boxes
Misc. Jack Parts	1 Box
Wire Reel (For Sounding)	1
Hand Truck, 2 wheel, USN #5386	1
Hand Truck, 2 wheel, USN #4566	1

BLDG. 397 (Continued)

Description	Amount
Used Switch Boxes, Elec., in R-4 Cond. located in Rows 9 & 10	68
Used Switches, Electric in O3 condition	269
Double Transformer Switch	1
Magnetic Starter Switches	17
Switch Boxes, Electric in O3 condition	68
Electric Junction Switch Boxes (Shore power to ship)	15
Controllers, Electric, Automatic	2
Electric Distribution Panels	2
Flood Lights, used, O3 condition	117
Fluorescent Light Fixtures, 48" long, Double	23
Lights, single bulb with 16" reflector	61
Helmets (electric Welders) New & Used	49
Safety Gear, Air Line Respirators, Dust Protectors, etc., used, R-3 cond.	1 Lot
Hand Pump Cans	4
Hand Pump Cans	2
Hand Pump Extinguisher	2
Vent Fan Motor, USN #52-140	1
Electric Motor DC Westinghouse, 5 HP, Ser. #840031	1
Electric Motor, Westinghouse, Ser #22/708005, 20 HP	1
Electric Motor, G.E., 2 HP, Ser. #5546394	1
Electric Motor, G.E., 5HP, Ser. #DG	1
Spare Pump, Worthington, driven by electric motor, Ser #1095601	1
Spare Pump, Fairbanks Morris, driven by electric motor, Ser. #412154	1
Spare Pump, Aldrich, Ser. #8536, Electric Motor driven	1
Boxes or Burner Parts for Furnaces in Bldg. 407 & 532	3
Box Misc. American Whirley Drive Gear Parts	1
Heating Torch (Oil) USN #44-99	1
Lumber Carts (2 wheel)	4
Ton Portable A Frame for Moist	1
Screw Plate Set incomplete, USN #2-5284	1
Screw Plate Set incomplete, USN #5954	1
Screw Plate Set incomplete, Size #30	1
Screw Plate Set incomplete, Size #30	1
Screw Plate Set complete, Size #40, USN #2-833-8	1
Screw Plate Set complete, Size 540, USN #2-833-5	1
Screw Plate Set, incomplete, Size 441, USN #5283	1
Pire Pot (Lead Melting) USN #141	1
Watchmans Punch Clock	1
Platform Scales, Cap. 250 lbs.	1
Steel Test Plug Set	1

BLDG. 397 (Continued)

ROW 5 STACK	LEVEL	DESCRIPTION	AMOUNT
49	3	Voltage gauge, Weston, Model 271, D.C. Ser. #8958	1 ea
49	3	Amperage gauge, Weston, Model 271, D.C. Ser. #8100	1 ea
49	1	Ammeter Generator gauge, A.C. Type K. A. 15-300 cycles Ser. #1684309, #1688334	2 ea
53	1	Calibration panel, for voltmeters and milli-voltmeters USN #3674	1 ea
49	1	Phase rotation indicator, 110-220 volts, 25-60 cycles Ser. #2034, #2035	3 ea
49	1	Vibration pickup for sound level meter, General Radio Corp. Type 759-P35 761-Pl Ser. #112	1 ea
54	3	Insulation resistance tester, Weston, Model #792 Ser. #220	1 ea
54	3	Instrument potential transformer, G.E. Type E-21, Ratio 2, Cycles 60 (consists of 3 pieces) Ser. #7602553	1 set
48	2	Ammeter Gauge, Weston Ser. #57689	1 ea
54	3	Switch, Westinghouse, Type W, style 90Y570, 10 Amps, 125 volts, 2 Amps 600 Volts	2 ea
48	3	Switch, Westinghouse, Type W, style 90Y571, 10 Amps, 12 volts, 2 Amps, 600 volts	2 ea
48	3	Vibrometer, Westinghouse, type JC, style 867490-A	1 ea
48	2	Uanmeter tubetester, Aparatus Design Co., Inc. 103-130 volts, 60 cycles	1 ea
48	3	Millivoltmeter, D.C., Weston, Model 622 Ser. #2878	1 ea
47	1	Potential transformer, Weston, Model 311, volts 440-220 to 110, capacity 25 volt Amps. frequency 50 to 125 Ser. #1810	1 ea
54	1	Potential tester, Brown Instr. Co., capacity 25 Amps, 125 volts, Model 115660-X20 Ser. #173001	1 ea
Row 5		Induction voltage regulator, G.E. Form M, cycles 60, primary volts 120, load Amperes 200, % raise 10, % lower 10, 2.4 KVA, Continuous duty, 55 c rise Ser. #7129785	1 ea
48	1	Motor, G.E., A.C. 3/4 H.P. Model 5KC73-A81638 Type KC, frame 73, phase 1, cycles 60, RPM 1725, volts 115-230, Amps 10/5	1 ea
50	3	Record player, portable, elec. 33-1/2-78 RPM	1 ea
51	3	Vibration indicators, L. S. Starrett Co.	2 ea
51	2	Instrument current transformers, G.E. Type JF-1 Model No. QUT-F AB-1, 25-125 cycles for 2500 volt circuit	4 ea
51	2	Exhaustolyser, Charles Engelhard Inc., Model 801	1 ea
51	3	Vibrometer, vibroscope Co., N.Y. Ser. #1A760	1 ea

ALDO. 397 (Continued)

ROW 5	STACK	LEVEL	DESCRIPTION	AMOUNT
52		2	Transformer, G.E. KVA 250, cycles 60 Serial NB	3 ea
52		1	Transformer, power circuit, dbl wound, KVA .250, cycles 50-60	2 ea
52		1	Transformer, power circuit, dbl wound, KVA .150 cycles 50-60	1 ea
52		3	Transformer, current type B, Form K6, cycles 25-125 ratio 30 to 1, for 2500 volt circuit	1 ea
52		2	Transformer, current, Westinghouse, type K0, style 776498B, Ratio 400 to 5 Amps, cycles 25-60	5 ea
51		3	Stroboscopes, Boulin Instr. Corp., N.Y. w/extra disc w/case	2 ea
51		1	Transformer, current, Weston Elec. Corp., Model 461 type 2, Cap. 15 V-A, Freq. 25-433, line volts 2500	4 ea
51		1	Ammeter, A.C. or D.C. Weston, Model 370 Ser. #6128	1 ea
52		3	Multiplier, Weston Elec. Corp., type 5-3, Model 432 max. volts 550, Ser. #8365, #8364	2 ea
52		3	Ammeters, D.C. Weston Elec. Corp., Model 430 Ser. #7402, #7403, #6471, #16329, #6211	5 ea
53		3	Voltmeter, A.C. Weston Elec. Corp., Model 433 Ser. #39125	2 ea
53		3	Wattmeter, A.C. Weston Elec. Corp. single phase, Model 432, 200/400 volts, 7.5-15 Amps. w/leather case Ser. #8365, #8364	2 ea
53		2	Ammeter, D.C. Weston Elec. Corp., Model 45 Ser. #46619	2 ea
50		2	Gauge, Amperes, G.E. type D7, Ser. #358788	1 ea
50		2	Gauge, volts, D.C. Weston Elec. Corp. Model 24 Ser. #97902	1 ea
50		1	Transformer, D.C. to A.C.	1 ea
50		1	Gauge, Amperes, D.C. , Weston Elec. Corp. Model 24 Ser. #89049	1 ea
53		2	Voltmeter generator gauge, A.C. Westinghouse, 15 to 150 cycles, type HA, style 77Y764-6 Ser. #1679603, #1679664	2 ea
53		1	Frequency meter generator, Westinghouse, type HY style 77Y764-8 Ser. #1688408, #1688418	2 ea
49		3	Frequency meter generator gauge, G.E. type AD-6, Model 8AD5FAA8 Ser. #2042988	1 ea
2		1	Voltmeter, A.C. & D.C., Weston, Model 341, volt range 7.5-15-30 Ser. #11132, P.A. #001031	1 ea
2		3	Voltmeter, A.C. & D.C., Weston, Model 341, volt range 1.5 to 7.5 Ser. #11141, P.A. #001032	1 ea
2		3	Voltmeter, A.C., Weston, Model 433, 600-300-150 volt range Ser. #38537, #40606, #38540, #39592, #38519, #40602	6 ea
2		3	Voltmeter, D.C., Weston, Model 430, 3-150-300 volt range, 1000 Ohms per volt Ser. #7372, #13509	2 ea

BLDG. 397(Continued)

OFFICE ROW 1

Pallet	Description	Amount
1	Gas masks	23 ea
1	Oxygen breathing apparatus	1 ea
3	Spare parts, Musmann Igonier Portable Refrigerator	3 bxs
3	Spare parts, air compressor, Gardner-Denver, type NTL	1 bx
3	Attachment for coil winding machine	1 ea
8	Scrapers, floor, long handled, 3 cornered	5 ea
8	Scrapers, floor, long handled, chisel edge	5 ea

OFFICE ROW 2

14	Tank, paint, pressure feed, DeVilbiss, type 45502	1 ea
14	Spray, pump, hand, Dayton, Model W-6500	1 ea
14	Heat units, for expanding muff couplings	10 ea

ROW 5

STACK	LEVEL	DESCRIPTION	AMOUNT
3	3	Voltmeter, A.C., Westinghouse, style 936369A, type PY-4 600-300-150 volt range Ser. #1663842, #1540661, #1663850, #1603333	3 ea
3	3	Voltmeter, D.C., Weston, Model 45, 75 to 150 volt range Ser. #45678	1 ea
46	1	Voltmeter, Weston, Model 663, Ser. #6013	1 ea
47	2	Precision Ohmmeter, UEN #2-3788 Series 8568	1 ea
45	1	Analyzer, Industrial	2 ea
45	2	Recording Amster, General Electric, Ser. #3228474	1 ea
46	1	Shunts - miscellaneous sizes	11 ea
46	1	Voltmeters, D.C. Range 6 each - 0-300 Amps. 3 each - 0-50 3 each - 0-200 1 each - 0-500	13 ea

BLDG. 397 VAULTS (Continued)

29	2	Calrod water immersion htrs 220V 5000 Watts stamped F-5 Cond N-1	1 ea
30	2	Safety lift htr Wells Mfg. Co., F121 or F100 208R - 208V AC 6 KV for F100 Fryer Cond N-1	1 ea
30	2	Center control heater 230V 6 KV Wells Mfg. Co. #F121-230 for E100 Fryer Cond N-1	2 ea
30	2	Safety lift heater - 230 Volt A.C. 6KW Wells Mfg. Co., F100 F121 for F100 Food Fryer Cond N-1	1 ea

BLDG. 397 (Continued)

ROW 8

31	2	Calrod water immersion heaters 230V 10,000 watts 3 heat Cond N-1 (11 each) O-2 (4 each) G.E. Cat 14 x 426	15 ea
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BLDG. 397' (Continued)

ROW 8

<u>STACK</u>	<u>LEVEL</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
28	2	Chromalox heating elements 230V Weigand Co., #08-240 4 KW 3 heat Cond 0-2	2 ea
29	2	G.E. Calrod water immersion htrs 115V 5000 Watts Cat. # 15 x 836 Cond N-1 (3 each) 0-2 (1 each)	4 ea
31	2	Chromalox heating elements MB 230V 4000 Watts E. L. Weigand Co. #64V1043 Cond N-1	2 ea
29	2	Oven insulators for stoves oven #N163P255 Contacts goes through Cond N-1	4 ea
27	2	Calrod water immersion htr 220V 5000 Watts Stamped E6 Cond N-1	2 ea

ROW 1

5	2	Handles, pneumatic motor	50 ea
16	1	Handles, pneumatic motor	42 ea
14	3	Gas burner, w/regulator and gauge	2 ea
16	3	Spare parts for Thor clay digger, Model 412	1 bx
6	2	Dispensers, salt tablet	28 ea
13	2	Unions, brass, water hose, 1" hose	24 ea
13	2	Coupling, universal, air hose, 3/4" hose	52 ea
14	2	Air hose connectors, 3/4" hose	124 ea
14	2	Air hose connectors, 7/16" hose	132 ea
15	2	Coupling, universal, air hose, 1/2" hose	10 ea
16	2	Coupling, universal, air hose 3/4" I.P.S.	7 ea
17	2	Unions, brass, water hose, male end, 3/4" hose	38 ea
20	3	Tube cleaning hose	2 ea
11	2	Spray, elec. Electro Spray Corporation	1 ea
Row	2	Caulking chippers, flight deck, yard made	4 ea
15	2	Angle drill attachments	17 ea
Row	2	Grind stone, hand operated, 3" x 18" wheel	1 ea

ROW 3

35	3	Stud Nut, 5/8" N.C.	15 ea
35	3	Stud nut, 3/4" N.C.	8 ea
52	3	Stud nut, 5/8" N.C.	12 ea
52	3	Stud nut, 1/2" N.C.	20 ea
53	3	Stud nut, 1-1/8" N.C.	3 ea
53	3	Stud nut, 1-1/4" N.C.	1 ea
34	1	Grease gun, air pressure	2 ea
36	2	Gates, oil 2"	8 ea
36	2	Gates, " 1-1/2"	2 ea
54	1	Car Lock 9/16" pin	9 ea
54	1	Car Lock 3/4" pin	9 ea

ROW 4

30	1	Filters, Fluke air line	5 ea
29	3	Pins, expander	5 ea

BLDG. 397 (Continued)

<u>LEVEL</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
2	Blus Spreaders	5 ea
3	Plumb bobs	10 ea
2	Maul, wood	2 ea
1	Stock & die set, Little Giant, incomplete	2
3	Ax, fire	1 ea
3	Transformer, Devilbiss, type E.B. 502	6 ea
3	Regulator, spray gun	2 ea
2	Can opener, heavy duty	1 ea
3	Grease gun, spare parts kit, Model PK-100 Gray co.	3 sets
1	Valve threaders	4 ea
5	Reflex gauge glass	16 ea
5	Horn, electric A.C. 115 volts, type 20	1 ea
1	Scales, 300 lbs. capacity	1 ea
1	Scales, 150 lbs. capacity	2 ea
1	Light Plant, Delco, Model 2-B-12	1 ea

BLDG. 397 (Continued)

<u>Description</u>	<u>Amount</u>
Motors, Electric:	2
Century, 1/2 HP	1
Century, 1/2 HP, Ser. #9Y69343	1
Century, 1/2 HP, Ser. #9Z70071	1
Century, 1/2 HP, Ser. #8UH	1
Unknown make, 1/2 HP, Ser. #705713	1
Century, 2 HP, Ser. #2W3513	5
Emerson, 1/2 HP	1
Emerson, 1/12 HP	2
G.E. 1/2 HP	1
Emerson, 1/6 HP	1
Emerson, 1/2 HP, Ser. #P37P089	1
Emerson, 1/2 HP, Ser. #J37C940	1
Delco, 1/30 HP	1
Delco, 1/2 HP, Model, # B4533	2
Westinghouse, 1/2 HP	1
Westinghouse, 1/3 HP, Ser. #1177967-D	1
Wagner, 1/2 HP, Ser. #3T20095	3
G.E. 1/2 HP	1
G.E. 1/2 HP, Fan Mounted	1
G.E. 1/3 HP	1
Wagner, 1/2 HP, Ser. #3X8965	1
G.E. 1 HP	1
G.E. 5 HP, Ser. #HXL1500	1
Sterling, 1 1/2 HP	1
A.D. Smith, 3 HP	1
Unknown Mfr. 1 HP	

BLDG. 397 (Continued)

<u>Description</u>	<u>Amount</u>
Cable Reel	1
Tar Burners	2
Pots for Tar Burners	2
Water Pump Can, Ser. #62-2086	1
Pressure Tank, 2-wheel, #6548	1
Water Meter, 5/8", #4188071	1
Sump Pump, with 1/2 HP Motor	1
Fuel Oil Meter	1
Pipe Bench	1
Water Meter, Ser. #4188079	1
Centrifugal Pump, with motor, Ser. #PL13128	1
Dry Valve Accelerator, Ser. #7132	1
Hand Truck, 4-wheel	1
Lathe Coolant Tank, Motor - G.E. 1/2 HP	1
Centrifugal Pump, Motor Ser. #6270815	1
Centrifugal Pump, Ser. #520247, (No Motor)	2
Linoleum Rollers	123
Reflectors (Assortment)	1
Rotary Bin	1
Cory Alarm Bell, Ser #CAL83-5A1	3
Heater, 26" x 10" x 3 1/2" on stands	1
Midget Water Heater, Ser. #1871	2
G & W Electric Oil Switch, Catalog #FC31B	1
Appleton Dead End Receptacle Cat. #64771	1
Appleton Unilet	1
G E Air Circuit Breaker, Ser #6193782 G-13	1
Knife Switch, Trumbull, Ser. #223550-BN	1
Square-D Switch Box	1
Large Fan, (No Motor)	4
Switches, Disconnect for Sub Station	1
Insulating Tank, Varnish	

BLDG. 399

Plan Cabinets, 45" wide 35" deep 54" high, wood	6
Metal file cabinets, 4-drawer	6
Metal File Cabinets, 5-drawer	1
Metal file cabinets, 7-drawer	1
Drafting Tables, 42" x 96"	2
Drafting Stools	2
Paper Cutter, 24"	1
Kardex Cabinets, 15-drawer	3
Time Stamp Clock, Acme, Ser. #8780	1
Desks	8
Straight Chairs	6
Swivel Chairs	9

**BLDG. 407**

<u>Description</u>	<u>Amount</u>
Spare Crane Wheels	62
Spare Crane Drive Gears	30
King Pin and Tri-union for Washington Whirley	1
Bridge Crane Load Block	1
Portable Hoist Drums	2
Travel Gear Cover for Washington Whirley Crane	1
Friction Head for Washington Whirley	1
Spare Parts for Angle Furnaces	4 Palets
Carts for carrying Gas Bottles	10
Sand Hoppers	2
Spreaders for lifting steel plates	24
Brake Shoes for locomotive	12
Swing Rollers for Washington Whirlers	17

**BLDG. 411**

Extinguisher, Carbon Tet. USN #62-834  
Chair, Straight  
Chair, Swivel  
Lockers, Double Deck

**BLDG. 510**

Lockers, Double Deck, steel	18
Cabinet, Steel, 26" W, 17" D, 72" High	1
Water Pump Cans	5
Mess Tables, 18 person capacity	5
Mess Tables, 10 person capacity	4
Mess Tables, 6 Person capacity	2

BLDG. 511

Machinist Vice, 6" 1

**BLDG. 512**

Water Pump Cans  
Clock, 12", Beth & Thomas, #USN 50-4721  
Lamp, Fluorescent, #2230

**BLDG. 525**

Desks	2
Straight Chairs	11
Kardex File, 15-drawer	1
Steel file cabinets, 4-drawer	3
Steel table, 30" x 48"	1
Swivel Chairs	3
Costumer	1

BLDG. 529

Amount

Description

Machinist Vice, 4-1/2" Jaw  
 File Cabinets, Wood  
 Card File, Double Drawer, 8" x 5"  
 Locker, Steel  
 Desk  
 Chair, Straight  
 Chair, Swivel  
 Lockers, Double Deck, Steel  
 Cabinet, Steel, 26" W, 17" Deep, 6' High

1  
 2  
 1  
 1  
 2  
 3  
 2  
 9  
 3

BLDG. 532

30 Rolls

Wire Rope, used

BLDG. 540

9  
 1

Water Can Extinguisher Pump  
 Chair, Swivel

BLDG. 544

File cabinets, wood, 4-drawer  
 File cabinets, wood, 3-drawer  
 Desks  
 Straight Chairs  
 Swivel Chairs  
 Drafting Stools

77  
 3  
 64  
 46  
 30  
 5

BLDG. 546

Pump Centrifugal (Moran) driven by Sterling Electric Motor,  
 Serial #35455  
 Gear Pump (Viking) driven by G.E. Motor, Serial #GT8089

1 ea  
 1 ea

BLDG. 556

6

Lockers, Double Deck

BLDG. 576

5

Water Pump Cans

BLDG. 580

Chair, Swivel  
 Chair, Straight Back  
 Desks  
 Pump Cans  
 Lockers, Double Deck, Steel

7  
 10  
 9  
 4  
 4

BLDG. 580(Continued)

<u>Description</u>	<u>Amount</u>
Dock Carts, 4 wheeled	4
S/A Extinguisher	2
Water Pump Cans	3
Stretcher	1
Tank (Cleaning) 54" x 38" x 43"	1
Cabinet, Steel, 30" Wide, 23" deep, 6' High	2

BLDG. 586

Clock, 12", Electric	1
Machinist Vise, 4-1/2" Jaw	1
Electric Fan, 12"	1
Space Heater, 110V	1
Field Reostat, #111111177 (Cutler Hammer)	1
Circuit Breaker, 15KW, G.E., #K-6363415-201	1
Extinguisher, Carbon Tet., UEN #62396	2
Fan, 16"	14
Lockers, Double Deck, Steel	1
Battle Lantern	

BLDG. 588

Roof Oven, 69" x 24" x 47"	1
Water Pump Cans	22
Steel Plate Rack	1
Pipe Stowage Racks	2

BLDG. 592

Water Pump Cans	21
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BLDG. 596

Lockers, Double Deck	6
Lockers, Steel, 22" x 15" x 67"	2
Hand Truck (2 wheel rubber tires)	1
S/A Fire Extinguisher	1
Paint Cabinet, 60" Wide, 40" deep, 66" high	1

BLDG. 597

Pump Can (Fire)	1
Mark-1 Deck clock on Bulkhead #53161	1
Battery Charger (Allen) #72455	1

JS

Regional Commissioner

December 1, 1961

Regional Director, UDS

Tacoma Shipyard (10COM 11/15/61)

10U

The parcel in the shipyard area in which the Port of Tacoma is interested has been released from the National Security Clause. Negotiations with the Port authorities are in the final stages and it appears the transaction will be closed during the week of December 4.

The Port authorities have offered \$17,000 plus \$1,700 expenses for Parcel "B" without the National Security Clause. This offer has been verbally approved by the Central Office. Expenses include appraisal and service costs.

No further report will be made to you on this project unless we run into unforeseen complications.

George L. Neil

cc  
10UR

REAL PROPERTY DIVISION  
AUBURN, WASHINGTON

X

-2. 11290. 273

ASST. COMMISSIONER FOR REAL PROPERTY  
GENERAL SERVICES ADMINISTRATION BLDG.  
WASHINGTON 25, D. C.

RE RELEASE OF PARCEL, B N. I. R. SHIPYARD, TACOMA,  
WN, N-WASH-595 FROM NATIONAL SECURITY CLAUSE, THE  
PORT OF TACOMA HAS MODIFIED THEIR OFFER TO THE  
EXTENT THAT THEY AGREE TO PAY \$17,000 PLUS COST OF  
APPRAISAL AND SERVICE FEE FOR RELEASE. IT HAS BEEN  
DETERMINED NO CHARGE WILL BE MADE IN CONNECTION  
WITH REMOVAL OF 2 WATER TOWERS FROM THE NATIONAL  
SECURITY CLAUSE. WE PROPOSE TO INCLUDE RELEASE OF  
PARCEL B AND 2 WATER TOWERS IN SAME INSTRUMENT OF  
RELEASE SO ONLY 1 SERVICE CHARGE WILL BE MADE.  
REQUEST AUTHORITY TO ACCEPT OFFER OF PORT OF  
TACOMA UPON RECEIPT OF SATISFACTORY RESOLUTION  
FROM CITY OF TACOMA PROVIDING PARKING ON ADJACENT  
PARCEL IF REQUIRED AND UPON RECEIPT OF PAYMENT OF  
\$17,000 PLUS COSTS OF APPRAISAL AND SERVICE CHARGE.

V. L. BARNES  
ACTING CHIEF, REAL PROPERTY DIVN.

UDS

1

1

V. L. BARNES, ACTING CHIEF,  
REAL PROPERTY DIVISION, UDS

TE3-6500-265

11-30-61

12:30 P. M.



14B  
File

# PORT of TACOMA

COUNTY, WASHINGTON, U. S. A. CABLE "PORTACOMA" TACOMA 1, WASHINGTON  
P. O. BOX 1612 TACOMA, MARKET 7-6111 • SEATTLE, TAYLOR 4-0442

November 29, 1961

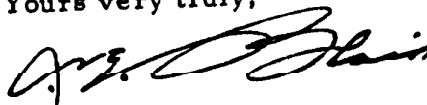
General Services Administration  
Auburn, Washington

Re: Former Naval Industrial Reserve  
Shipyard, Tacoma, Washington,  
N-Wash-595 - Parcel B, Release of

Gentlemen:

Supplementing our letter of November 24, 1961, under  
Item No. 1, the Port will pay \$17,000. plus the service  
charge and appraisal cost, approximating a total of  
\$1,700.

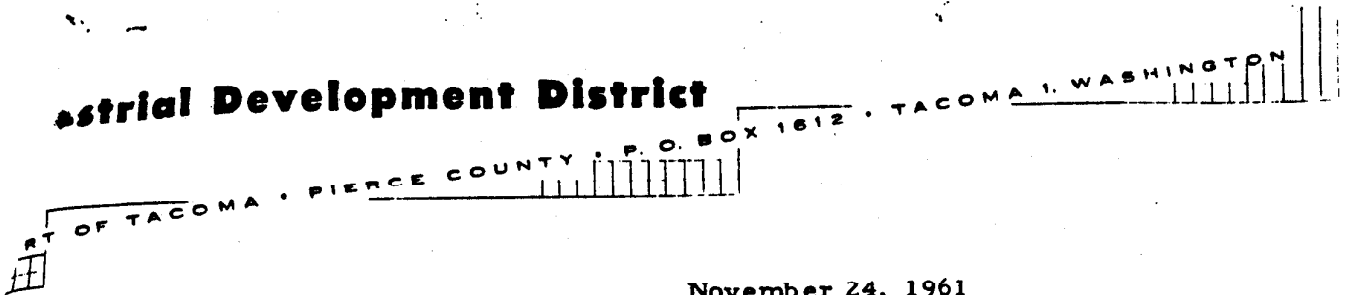
Yours very truly,



A. E. BLAIR  
President

AEB:s

# Industrial Development District



November 24, 1961

General Services Administration  
Auburn, Washington

Subj: Former Naval Industrial  
Reserve Shipyard, Tacoma,  
Washington, N-Wash-595 -  
Parcel B, Release of

Gentlemen:

With reference to previous correspondence and negotiations on the subject, the Port of Tacoma now formally requests release of Parcel B under the following arrangements:

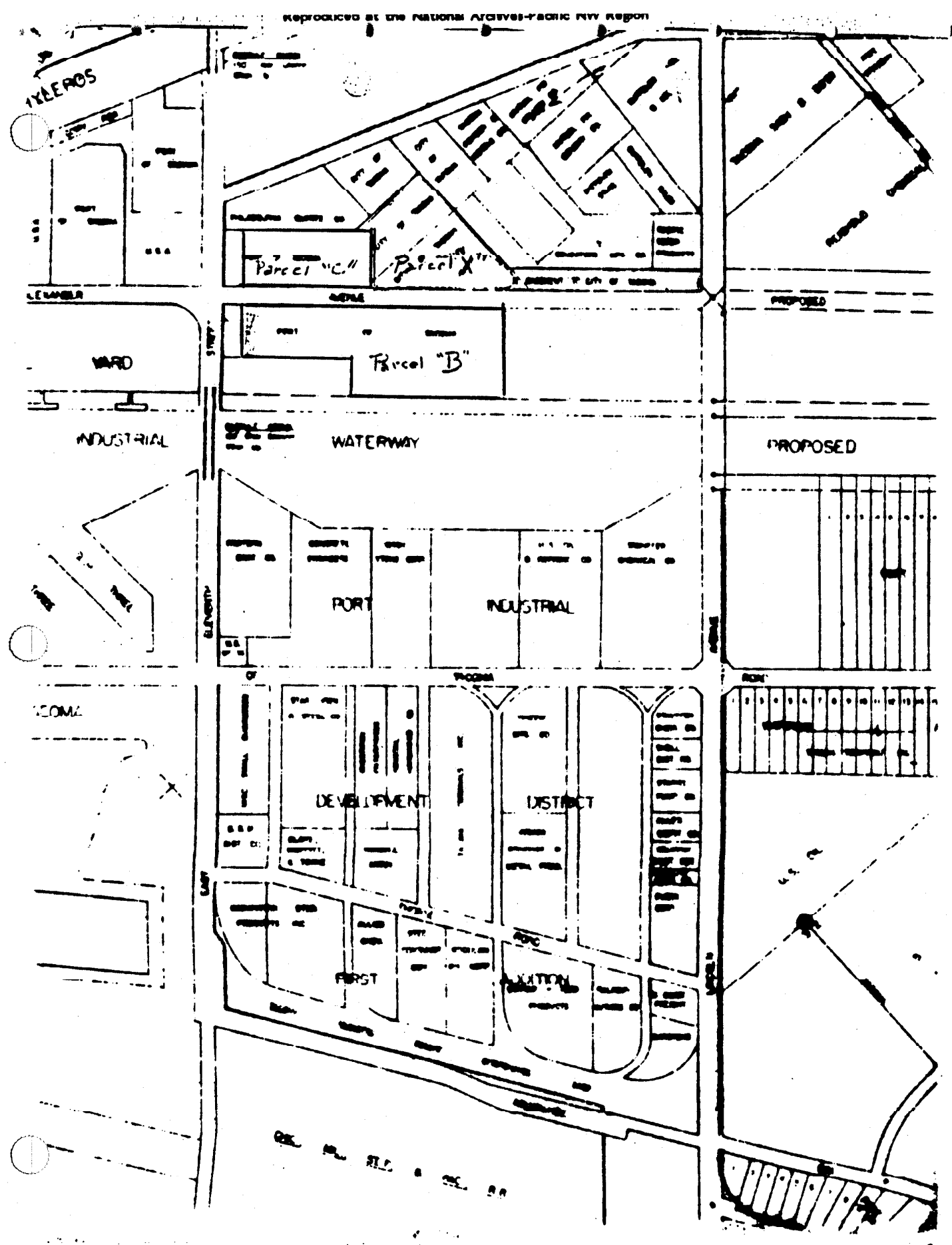
1. The Port will pay to General Services Administration \$17,000 cash inclusive of service charges and fees.
2. In releasing the property it is understood that the American Whirley Crane will not be released from the National Security Clause.
3. In the event of the exercise of the National Security Clause and a national emergency should demand re-location of trackage, cranes and fences to Parcel C, the Port will make such re-location.
4. In the event of a national emergency requiring re-activation of the Yard and the exercise of the National Security Clause, the Port will make available to the United States Government the use of Parcel X for parking purposes, should such parking be deemed necessary or desirable in connection with the operation of the facility. We are obtaining a resolution from the Public Utilities Board of the City of Tacoma to cover this item.

We have a payroll industry ready to commence construction on the property. Your continued cooperation in expediting this matter will be deeply appreciated.

Yours very truly,

*A. E. Blair*  
A. E. BLAIR  
President

AEB/s  
enc.



COPY

National Archives - Pacific NW Region  
6125 Sand Point Way, NE  
Seattle, WA 98115

Record Group NO. 291

Additional Information General Services Administration

Real Property Disposition Case Files, 1959-1966

Box # 47; Fds. N - WASH - 595 Gen Correspondence

Naval Reserve Shipyard Tacoma

# Memorandum

GENERAL SERVICES ADMINISTRATION

Region 10

Auburn, Washington

TO : Regional Comptroller 10C  
Attention: 10CAA

Date: December 27, 1961

FROM : Regional Counsel 10L

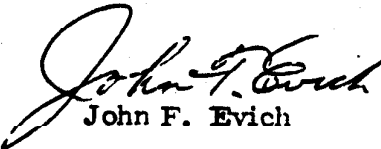
In reply refer to: 10L

SUBJECT: Tacoma Naval Shipyard  
Tacoma, Washington  
(N-Wash-595)

Attached is executed duplicate original of Supplemental Deed executed on December 20, 1961 by the Port of Tacoma and on behalf of the Government, which document released certain described property at subject facility from the restrictions and requirements of the National Security Clause and modified the Basic Deed and the National Security Clause.

Copy of the referenced Resolution of the City Council is also attached as part of this documentation.

Attachments

  
John F. Evich

cc: Ocamb 10UR w/4 conf. copies.

SUPPLEMENTAL DEED

THIS INDENTURE made and entered into between the UNITED STATES OF AMERICA, acting by and through the Administrator of General Services under and pursuant to the powers and authority contained in applicable provisions of the Federal Property and Administrative Services Act of 1949 (Public Law 152, 81st Congress; 63 Stat. 377) as amended, and regulations and orders promulgated thereunder (hereinafter designated as "Grantor"), and the PORT OF TACOMA, a municipal corporation organized and existing under the laws of the State of Washington (hereinafter designated as "Grantee"),

WITNESSETH:

Reference is made to that certain Quitclaim Deed and Bill of Sale (hereinafter designated as the "Basic Deed"), dated as of January 1, 1960, wherein the United States of America, acting by and through the Administrator of General Services was grantor and the Port of Tacoma was grantee. The Basic Deed was recorded as a deed under Auditor's number 1876387 in Volume 1211 at Pages 327 through 354, Deed Records of Pierce County, Washington.

The Basic Deed contained certain provisions entitled "National Security Clause".

It is the desire of the parties hereto to modify the Basic Deed and the National Security Clause as hereinafter set out.

For a good and valuable consideration the receipt of which is acknowledged, and acting pursuant to a determination by the Deputy Assistant Secretary of Defense (Properties and Installations) that such action is consistent with the planned utilization of the Property transferred by the Basic Deed, the Grantor hereby releases the parcel described in the Basic Deed as "Parcel B" from the restrictions and requirements of the National Security Clause. The Two water towers, identified as numbers 362 and 541

are also hereby released. The crane located on PARCEL B is not released.

The provisions of the National Security Clause, as incorporated into the Basic Deed, are hereby amended by adding the following Article:

"ARTICLE XVI. The Grantee agrees that in the event the Government requires the utilization of the premises as provided for in this National Security Clause, the Grantee shall relocate or reconstruct and install on PARCEL C all facilities, including trackage, fences, and cranes, located on PARCEL B at the time of its release from the provisions of this National Security Clause and shall, if required by the Government, make available for parking purposes (as part of the premises) certain parcels of land situate in the City of Tacoma, County of Pierce, State of Washington, to wit:

PARCEL 1: The Southwesterly 100 feet lying Northerly and Easterly and measured at right angle to the Northeasterly line of Alexander Avenue of that portion of the East half of the West Half of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter of Sec. 35, Twp. 21 N., R. 3 E., W. M., lying Northerly and Easterly of the Northeasterly line of Alexander Avenue.

Also, the Southwesterly 100 feet lying Northerly and Easterly and measured at right angle to the Northeasterly line of Alexander Avenue of that portion of the West Half of the East Half of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter of Sec. 35, Twp. 21 N., R. 3 E., W. M., lying Northerly and Easterly of the Northeasterly line of Alexander Avenue.

Also, that portion of the South 10 acres of the East 25 acres of the Northeast Quarter of the Northwest Quarter of Sec. 35, Twp. 21 N., R. 3 E., W. M., described as follows: Beginning at a point on the South line of the Northeast Quarter of the Northwest Quarter of said Sec. 35 at a distance of 568.78 feet West of the Southeast corner thereof; thence continue West along the South line of the Northeast Quarter of the Northwest Quarter of said Section 35, a distance of 133.85 feet, more or less, to the Northeasterly line of Alexander Avenue; thence N. 47° 15' West along the Northeasterly line of Alexander Avenue a distance of 114.33 feet, more or less, to the West line of said South 10 acres of the East 25 acres of the Northeast Quarter of the Northwest Quarter of said Sec. 35; thence North along the West line of said 10 acres 133.85 feet; thence S. 47° 15' East parallel to the Northeasterly line of Alexander Avenue to the point of beginning.

Also, beginning at a point on the North line of the Southeast Quarter of the Northwest Quarter of Sec. 35, Twp. 21 N., R. 3 E., W. M., at a distance of 568.78 feet West of the Northeast corner thereof; thence continue West along the North line of the Southeast Quarter of the Northwest Quarter of said Sec. 35 a distance of 133.85 feet, more or less, to the Northeasterly line of Alexander Avenue; thence South easterly along the Northeasterly line of Alexander Avenue, 271.23 feet, more or less,

to the point of a curve to the left, having a radius of 210 feet; thence continue on said curve to the left to intersect a point 160 feet Northeasterly of and measured at right angle to the center line of Alexander Ave.; thence Northwesterly parallel to the Northeasterly line of Alexander Avenue to point of beginning.

Also, beginning at a point on the North line of the Southeast Quarter of the Northwest Quarter of Sec. 35, Twp. 21 N., R. 3 E., W. M., at a distance of 586.78 feet West of Northeast corner of said subdivision; thence Southeasterly parallel to the center line of Alexander Avenue 350 feet more or less to intersect a curve to the left having a radius of 210 feet, said curve being the northeasterly line of Alexander Avenue, thence continue on said curve to the left to intersect a point 210 feet Northeasterly of and measured at right angle to the center line of Alexander Avenue; thence Northwesterly parallel to the center line of Alexander Avenue 325 feet, more or less, to the North line of the Southeast Quarter of the Northwest Quarter of said Sec. 35; thence West along said North line 68.92 feet, more or less, to the point of beginning, less that portion heretofore deeded for Lincoln Avenue widening.

Also, beginning at a point on the South line of the Northeast Quarter of the Northwest Quarter of Sec. 35, Twp. 21 N., R. 3 E., W. M., at a distance of 586.78 feet west from the Southeast corner of said subdivision; thence N.  $47^{\circ} 15' 36''$  West, parallel to the center line of Alexander Avenue, a distance of 740 feet, more or less, to the East line of the West Half of the West Half of the Northeast Quarter of the Northwest Quarter of said Sec. 35; thence North along the said East line 70 feet; thence South  $47^{\circ} 15' 36''$  E. parallel to the center line of Alexander Avenue 810 feet, more or less, to the South line of said subdivision; thence West along said South line 66.92 feet, more or less, to point of beginning.

**PARCEL 2:** Beginning at the Southeast corner of the North Half of the Northwest Quarter of the Northwest Quarter of Sec. 35, Twp. 21 N., R. 3 E., W. M.; thence West 201.54 feet along the South line of said subdivision; thence N.  $47^{\circ} 15'$  W. 985.69 feet to the North line of the Northwest Quarter of said Section; thence East 921.25 feet to the Northeast corner of said Northwest Quarter of Northwest Quarter; thence South 656.35 feet along the East line of said Northwest Quarter of the Northwest Quarter to point of beginning, less Northeasterly 60 feet of Alexander Avenue, and EXCEPT the following: Commencing at point of intersection of prolongation of Southeasterly line of East 11th Street and the Northeasterly line of Alexander Avenue; thence Southeasterly with the Northeasterly line of Alexander Avenue 1000 feet to the point of beginning; thence northeasterly parallel to the southeasterly line of East 11th Street to the north line of the Northwest Quarter of Sec. 35, Twp. 21 N., R. 3 E., W. M.; thence west-ly along said North line of the Northwest Quarter of Sec. 35 to the Northeasterly line of Alexander Avenue; thence South  $47^{\circ} 15' 36''$  East along the Northeasterly line of Alexander Avenue to the Point of beginning.



Also, the south eleven acres of Lot 7, Sec. 26, Twp. 21 N., R. 3 E., W. M.; EXCEPT the one hundred and twenty foot (120') R/W of Alexander Avenue and that part of Port of Tacoma property lying therein described as follows: Commencing at the point of intersection of the extensions of the Southeasterly line of East 11th Street and the Southwesterly line of Alexander Avenue; thence Southeasterly with said Southwesterly line of Alexander Avenue 120 feet more or less, to the Southeasterly line of Lot 26, Block 9 of State Land Commissioner's Replat of Blocks 13-48 both inclusive, Tacoma Tidelands, (formerly in King County) commonly known as Ashton's Replat filed December 23, 1918 situate in the City of Tacoma, County of Pierce, Washington, said point being the true point of beginning; thence continuing Southeasterly with said Southwesterly line 1920 feet to a point; thence Southwesterly parallel to the Southeasterly line of East 11th Street a distance of 670 feet to a point; thence Northwesterly parallel to the Southwesterly line of Alexander Avenue, a distance of 1040 feet; thence Northeasterly parallel to the Southeasterly line of East 11th Street a distance of 270 feet to a point; thence Northwesterly parallel to the Southwesterly line of Alexander Avenue a distance of 880 feet to a point on the Southeasterly line of Lot 13, Block 9, said State Land Commissioner's Replat; thence Northeasterly with the Southeasterly lines of Lots 13 through 26 inclusive, in said Block 9, 400 feet to the point of beginning; AND, commencing at a point of intersection of the prolongation of the Southeasterly line of East 11th Street and the Northeasterly line of Alexander Avenue; thence Southeasterly with the Northeasterly line of Alexander Avenue 120 feet to the Southeasterly line of Lot 30, Block 9 of State Land Commissioner's Replat of Blocks 13-48 both inclusive, Tacoma Tidelands (formerly in King County) commonly known as Ashton's Replat filed December 23, 1918 situate in the City of Tacoma, County of Pierce, Washington, said point being the point of beginning; thence Southeasterly with the Northeasterly line of Alexander Avenue, 880 feet to a point; thence Northeasterly parallel to the Southeasterly line of East 11th Street, 400 feet to a point; thence Northwesterly parallel to the Northwesterly line of Alexander Avenue, 880 feet to the most easterly corner of Lot 43 of said Block 9; thence Southwesterly with the Southeasterly lines of Lots 43 through 50 inclusive, said Block 9, a distance of 400 feet, to the point of beginning.

Also, beginning at the Northeast corner of the South Half of the Northwest Quarter of the Northwest Quarter of Sec. 35, Twp. 21 N., R. 3 E., W. M.; run thence West along the North line of said South Half of the Northwest Quarter of the Northwest Quarter of said Sec. 35, a distance of 119.26 feet, more or less, to the Northeasterly line of Alexander Avenue; thence S. 47° 15' 36" E. along the Northeasterly line of Alexander Avenue 163.42 feet, more or less, to the East line of the South Half of the Northwest Quarter of the Northwest Quarter of said Sec. 35, and thence North 111.08 feet, more or less, to the point of beginning.

In entering into this indenture, the Grantor has relied on Resolution No. 18859 of the City Council of the City of Tacoma, Washington wherein said City Council has indicated its willingness to make available to the

Grantor or the Grantee certain parcels of land as described therein for parking purposes, if required by the Government under the provisions of the National Security Clause. The Grantor agrees, however, that the release of PARCEL B, and the two water towers, from the restrictions and requirements of the National Security Clause is unconditional.

IN WITNESS WHEREOF, the parties hereto have caused this indenture to be executed this 20<sup>th</sup> day of December, 1961.

UNITED STATES OF AMERICA  
Acting by and through the  
Administrator of General Services

(GSA SEAL)

By C. E. Ocamb  
C. E. Ocamb  
Chief, Real Property Division  
Utilization and Disposal Service

PORT OF TACOMA

(Corporate Seal)

By A. E. Blair  
(Title)

ATTEST:

[Signature]  
(Title)

STATE OF WASHINGTON)

) ss

COUNTY OF KING )

On this 20<sup>th</sup> day of December, 1961, before the undersigned, a Notary Public in and for the State of Washington, personally appeared C. E. Ocamb, to me known to be the Chief, Real Property Division, Utilization and Disposal Service, Region 10, General Services Administration, and to me known to be the individual described in and who executed the foregoing instrument and who under oath stated that he was duly authorized, empowered and delegated by the Administrator of General Services to execute said instrument and acknowledged the foregoing instrument to be his free and voluntary act and deed, acting for and on behalf of the Administrator of General Services, acting for and on behalf of the United States of America, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate above written.

Robert Douglas Green  
Notary Public in and for the State of  
Washington, residing at Auburn

(Notarial Seal)

STATE OF WASHINGTON)

COUNTY OF PIERCE) ss

On this 20th day of December, 1961, before me personally  
appeared A. E. BLAIR and M. S. ERDAHL,  
to me known to be the PRESIDENT and SECRETARY

                     of the Port of Tacoma, and acknowledged said instru-  
ment to be the free and voluntary act and deed of the Port of Tacoma, for the  
uses and purposes therein mentioned, and on oath stated that they were authorized  
to execute said instrument, and that the seal affixed is the corporate seal of the  
Port of Tacoma.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my  
official seal the day and year in this certificate above written.

*John A. Vandenberg*  
Notary Public in and for the State of  
Washington, residing at Tacoma, Wash.

(Notarial Seal)

PROPERTY NAME AND LOCATION <b>*Portions of NIR Shipyard Tacoma, Wa.</b>						GSA CONTROL NO. <b>N-Wash-898</b>	
ACTION		NUMBER OF		ACQUISITION	F.V. OR A.F.M.V.	SUPPLEMENT	2
TYPE	DATE	ACRES	BLKGS.	COST		NUMBER	
REPORT OF DECISION	RECEIVED					STARTS	
	DECEASED					ENDS	
	DECEASED					APPROVAL BY	
APPRAISAL	RECEIVED					<b>F.N. McCarty</b>	
	DECEASED					APPROVED	10-24-61
4. FEDERAL REQUEST	RECEIVED					APPROVED	
5. TRANSFER APPLICATION	RECEIVED					AGENCY	
	APPROVED					GSA ACCEPTED	
6. SURPLUS DETERMINATION	RECEIVED					AGENCY RECD.	
7. RECALL FROM SURPLUS	RECEIVED					DISPOSAL BY	
8. DISPOSAL PLAN	RECEIVED					<input checked="" type="checkbox"/> GSA <input type="checkbox"/> Other	
	ACTIVE					REVISED SCHEDULE DATES	
9. ASSIGNMENT TO GSA	RECEIVED						
10. GSA ORDER	RECEIVED						

11. DISPOSAL BY SALE	<input type="checkbox"/> ACTIVE <input type="checkbox"/> DECEASED	12. ADVERTISING	13. BID OPENING	14. GSA DECISION	15. SALE CLOSING	16. SCHEDULE	17. DATE
	<input type="checkbox"/> RECD BY <input checked="" type="checkbox"/> ACTIVATION	18. ADVERTISING	19. BID OPENING	20. SALE CLOSING	21. SCHEDULE	22. DATE	
19. SALE UNIT	ACRES	BLKGS.	ACQ. COST	A.F.M.V.	HIGH BID	SELLING PRICE	DATE AWARDED
Parcel B & Water Towers				\$17,000	\$17,000	\$17,000	12-20-61
17. TOTALS							
18. COMMENTS * Action to remove NSC from Parcel B. Expl. Statement for Cong. Comm. to be submitted to CO 12/14/61 **Acq. cost unknown ***FMV Par. B w/NBC \$164,400 .FMV Par. B w/o NSC \$211,400 ****For release of Parcel B from NSC (Excludes crane) Cash recd from purchaser Port of Tacoma, includes appraisal cost - \$1800 and service charge \$1.00 making total of \$18,700. CLOSED							
19. APPROVED BY						20. DATE	

REAL PROPERTY DISPOSAL ACTIVITIES CONTROL

PROPERTY NAME AND LOCATION		GSA CONTROL NO.	
10 *Portions of NHR Shipyard Tacoma, Wn.		N-Wash-595	
ACTION		NUMBER OF	ACQUISITION COST
STEP	DATE	ACRES	BLDGS.
1. REPORT OF EXCESS	RECEIVED		
	ACCEPTED		
2. APPRAISAL	ORDERED		
	SUBMITTED		
3. WITHDRAWAL REQUEST	RECEIVED		
4. TRANSFER APPLICATION	RECEIVED		
	APPROVED		
5. SURPLUS DETERMINATION	ACTUAL		
6. RECALL FROM SURPLUS	ACTUAL		
7. DISPOSAL PLAN	SCHEDULED		
	ACTUAL		
8. ASSIGNMENT TO SHIP	ACTUAL		
9. AWARD UNDER P.L. ( ) FOR ( )	ACTUAL		

11. DISPOSAL BY SALE	<input type="checkbox"/> ACTION <input type="checkbox"/> ORDER	12. ADVERTISING	SCHED.	NA	13. BID OPENING	SCHEDULED	NA
	<input type="checkbox"/> SCHEDULED <input checked="" type="checkbox"/> INVESTIGATION	14. AWARD DECISION	ACTUAL	2-1-62	15. SALE CLOSING	ACTUAL	3-1-62
16. SALE UNIT	ACRES	BLDG.	ACQ. COST	A.F.M.V.	HIGH BID	SELLING PRICE	DATE ANNOUNCED
17. TOTALS							

18. REMARKS

\* Action to remove NSC from Parcel B.  
 Expt. Statement for Cong. Comm. to be submitted to CO 12/4/61  
 \*\*Acq. cost unknown  
 \*\*\*FMV Par. B w/NSC \$144,400  
 FMV Par. B w/o NSC \$211,400

*[Signature]*

APPROVED BY  
 DATE

RESOLUTION NO. 16850

WHEREAS The City of Tacoma and the Port of Tacoma are co-operating in various matters related to the development of the industrial area on the Tacoma Tide Flats, and

WHEREAS it is necessary that the Port of Tacoma, in order to obtain the release by the United States of America of its reserved rights in certain industrial lands, which rights are set forth in the National Security Clause attached to the conveyance of the Naval Industrial Reserve Shipyard, Tacoma, Washington, provide a substitute area for the parking of automobiles, and

WHEREAS Parcel 1 of the real property hereinafter described is owned by the Port of Tacoma subject to an easement to the Department of Public Utilities of the City of Tacoma for electric substation purposes and Parcel 2 thereof is owned by the said Department of Public Utilities and all of said real property, subject to the use of Parcel 1 by the City in accordance with the terms of said easement, is suitable for said purpose and can be made available for such use without undue hardship to the City of Tacoma, and it is deemed to be in the best interest of the City that the proper officers of the City be authorized to make said real property available for said purpose; Now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

That the proper officers of the City of Tacoma be and are hereby authorized to execute an agreement, with final form to be approved by the City Attorney, in the event of the exercise by the United States of America of the National Security Clause as to the said Naval Industrial Reserve Shipyard or any part thereof, upon the request of either the Port of Tacoma or the United States of America, to join with the Port of Tacoma in making available to the United States of America for the parking of automobiles the following described real property situated in the City of Tacoma, Pierce County, Washington, to-wit:

PARCEL 1: The Southwesterly 100 feet lying Northerly and Easterly and measured at right angle to the Northeasterly line of Alexander Avenue of that portion of the East Half of the West Half of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter of Sec. 35, Twp. 21 N., R. 3 E., W.M., lying Northerly and Easterly of the Northeasterly line of Alexander Avenue.

Also, the Southwesterly 100 feet lying Northerly and Easterly and measured at right angle to the Northeasterly line of Alexander Avenue of that portion of the West Half of the East Half of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter of Sec. 35, Twp. 21 N., R. 3 E., W.M., lying Northerly and Easterly of the Northeasterly line of Alexander Avenue.

Also, that portion of the South 10 acres of the East 25 acres of the Northeast Quarter of the Northwest Quarter of Sec. 35, Twp. 21 N., R. 3 E., W.M., described as follows: Beginning at a point on the South line of the Northeast Quarter of the Northwest Quarter of said Sec. 35 at a distance of 566.78 feet West of the Southeast corner thereof; thence continue West along the South line of the Northeast Quarter of the Northwest Quarter of said Section 35 a distance of 133.85 feet, more or less, to the Northeasterly line of Alexander Avenue; thence N.  $47^{\circ} 15'$  West along the Northeasterly line of Alexander Avenue a distance of 114.33 feet, more or less, to the West line of said South 10 acres of the East 25 acres of the Northeast Quarter of the Northwest Quarter of said Sec. 35; thence North along the West line of said 10 acres 133.85 feet; thence S.  $47^{\circ} 15'$  East parallel to the Northeasterly line of Alexander Avenue to the point of beginning.

Also, beginning at a point on the North line of the Southeast Quarter of the Northwest Quarter of Sec. 35, Twp. 21 N., R. 3 E., W.M., at a distance of 566.78 feet West of the Northeast corner thereof; thence continue West along the North line of the Southeast Quarter of the Northwest Quarter of said Sec. 35 a distance of 133.85 feet, more or less, to the Northeasterly line of Alexander Avenue; thence Southeasterly along the Northeasterly line of Alexander Avenue, 271.23 feet more or less to the point of a curve to the left, having a radius of 210 feet; thence continue on said curve to the left to intersect a point 160 feet Northeasterly of and measured at right angle to the center line of Alexander Ave.; thence Northeasterly parallel to the Northeasterly line of Alexander Ave. to point of beginning.

Also, beginning at a point on the North line of the Southeast Quarter of the Northwest Quarter of Sec. 35, Twp. 21 N., R. 3 E., W.M., at a distance of 566.78 feet West of Northeast corner of said subdivision; thence Southeasterly parallel to the center line of Alexander Ave. 350 feet more or less to intersect a curve to the left having a radius of 210 feet, said curve being the northeasterly line of Alexander Ave., thence continue on said curve to the left to intersect a point 210 feet northeasterly of and measured at right angle to the center line of Alexander Ave.; thence northeasterly parallel to the center line of Alexander Ave. 325 feet more or less to the north line of the Southeast Quarter of the Northwest Quarter of said Sec. 35; thence West along said North line 66.92 feet more or less to the point of beginning, less that portion heretofore decided for Lincoln Avenue widening.

Also, beginning at a point on the South line of the Northeast Quarter of the Northwest Quarter of Sec. 35, Twp. 21 N., R. 3 E., W.M., at a distance of 566.78 feet West from the Southeast corner of said subdivision; thence N.  $47^{\circ} 15' 36''$  West, parallel to the center line of Alexander Ave., a distance of 740 feet more or less to the East line of the West Half of the West Half of the Northeast Quarter of the Northwest Quarter of said Sec. 35; thence North along the said East line 70 feet; thence South  $47^{\circ} 15' 36''$  E. parallel to the center line of Alexander Avenue 840 feet more or less to the South line of said subdivision; thence West along said South line 66.92 feet more or less to point of beginning.

PARCEL 2: Beginning at the Southeast corner of the North Half of the Northwest Quarter of the Northwest Quarter of Sec. 35, Twp. 21 N., R. 3 E., W.M.; thence West 201.54 feet along the South line of said subdivision; thence N.  $47^{\circ} 15' 36''$  W. 965.69 feet to the North line of the Northwest Quarter of said Section; thence East 921.26 feet to the Northeast corner of said Northwest Quarter of Northwest Quarter; thence South 656.35 feet along the East line of said Northwest Quarter of the Northwest Quarter to point of beginning, less Northeasterly 60 feet of Alexander Avenue, and EXCEPT the following: Commencing at point of intersection of prolongation of Southeasterly line of East 11th Street and the Northeasterly line of Alexander Avenue; thence Southeasterly with the Northeasterly line of Alexander Avenue 1000 feet to the point of beginning; thence northeasterly parallel to the southeasterly line of East 11th Street to the north line of the Northwest Quarter of Section 35, Twp. 21 N., R. 3 E., W.M.;



thence westerly along said north line of the Northwest Quarter of Sec. 35 to the northeasterly line of Alexander Ave.; thence south  $47^{\circ} 15' 36''$  East along the northeasterly line of Alexander Ave. to the point of beginning.

Also, the south eleven acres of Lot 7, Sec. 26, Twp. 21 N., R. 3 E., W.M.; EXCEPT the one hundred and twenty foot (120') R/W of Alexander Avenue and that part of Port of Tacoma property lying therein described as follows: Commencing at the point of intersection of the extension of the Southeasterly line of East 11th Street and the Southwesterly line of Alexander Avenue; thence Southeasterly with said Southwesterly line of Alexander Avenue 120 feet more or less, to the Southeasterly line of Lot 26, Block 9 of State Land Commissioner's Replat of Blocks 13-48 both inclusive, Tacoma Tidelands, (formerly in King County) commonly known as Ashton's Replat filed December 23, 1918 situate in the City of Tacoma, County of Pierce, Washington, said point being the true point of beginning; thence continuing Southeasterly with said Southwesterly line 1920 feet to a point; thence Southwesterly parallel to the Southeasterly line of East 11th Street a distance of 670 feet to a point; thence Northwesterly parallel to the Southwesterly line of Alexander Avenue, a distance of 1040 feet; thence Northeasterly parallel to the Southeasterly line of East 11th Street a distance of 270 feet to a point; thence Northwesterly parallel to the Southwesterly line of Alexander Avenue a distance of 880 feet to a point on the Southeasterly line of Lot 13, Block 9, said State Land Commissioner's Replat; thence Northeasterly with the Southeasterly lines of Lots 13 through 26 inclusive, in said Block 9, 400 feet to the point of beginning; AND, commencing at a point of intersection of the prolongation of the Southeasterly line of East 11th Street and the Northeasterly line of Alexander Avenue; thence Southeasterly with the Northeasterly line of Alexander Avenue 120 feet to the Southeasterly line of Lot 30, Block 9 of State Land Commissioner's Replat of Blocks 13 - 48 both inclusive, Tacoma Tidelands (formerly in King County) commonly known as Ashton's Replat filed December 23, 1918 situate in the City of Tacoma, County of Pierce, Washington, said point being the point of beginning; thence Southeasterly with the Northeasterly line of Alexander Avenue, 880 feet to a point; thence Northeasterly parallel to the Southeasterly line of East 11th Street, 400 feet to a point; thence Northwesterly

parallel to the Northwesternly line of Alexander Avenue, 880 feet to the most easterly corner of Lot 43 of said Block 9; thence Southwesterly with the Southeasterly lines of Lots 43 through 30 inclusive, said Block 9, a distance of 400 feet, to the point of beginning.

Also, beginning at the Northeast corner of the South Half of the Northwest Quarter of the Northwest Quarter of Sec. 35, Twp. 21 N., R. 3 E., W.M.; run thence West along the North line of said South Half of the Northwest Quarter of the Northwest Quarter of said Sec. 35, a distance of 119.26 feet, more or less, to the Northeasterly line of Alexander Avenue.; thence S. 47° 15' 36" E. along the North-easterly line of Alexander Ave. 163.42 feet, more or less, to the East line of the South Half of the Northwest Quarter of the Northwest Quarter of said Sec. 35, and thence North 111.08 feet, more or less, to the point of beginning.

RESERVING, nevertheless, as to Parcel 1, the easement rights of the City of Tacoma, all of said properties being referred to on the map attached hereto and incorporated herein.

PROVIDED, HOWEVER, that the authority herein granted shall expire on December 31, 1969, the termination date of said National Security Clause, or upon the release of said National Security Clause by the United States of America, should it be released prior to the said termination date.

PROVIDED, FURTHER, that as a condition of such use fair and reasonable compensation shall be paid to the City of Tacoma for the use of said real property to the full extent of the interest granted by the City, in accordance with the standards set forth in Article V of the said National Security Clause.

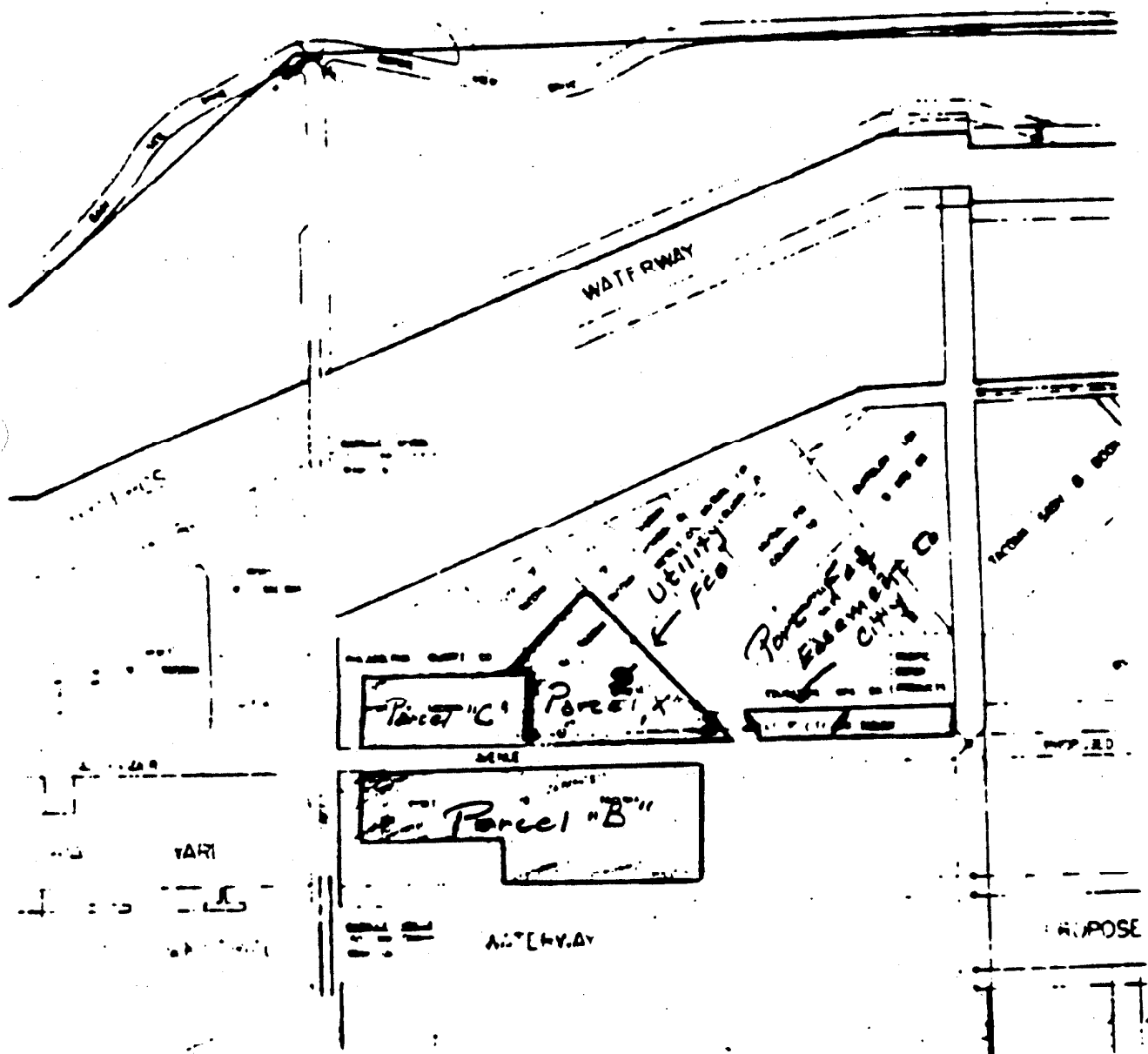
Adopted \_\_\_\_\_

\_\_\_\_\_  
EEN HANSON

Mayor

Attest: \_\_\_\_\_  
JOSEPHANE MELTON  
City Clerk

Requested by the Public Utility Board  
by Resolution No. U-1606



Naval Industrial Reserve Shipyard  
Tacoma, Washington  
(Dob # 442, GSA Control No. N-Wash-  
595)

NATIONAL SECURITY CLAUSE

Whereas, the Secretary of Defense pursuant to section 4 (1) of the National Industrial Reserve Act of 1948 (Public Law 883, 80th Congress) has designated the premises hereby conveyed a part of the National Industrial Reserve for shipbuilding and ship repair and, whereas, pursuant to section 4(4) of that act, it has authorized their disposal subject to a National Security Clause formulated in accordance with that Act; now, therefore, in consideration of their respective obligations under this instrument, the parties hereto, for themselves, their heirs, successors, and assigns, do hereby enter into the terms, covenants, and conditions hereinafter set forth which shall, together with this paragraph, be collectively known and referred to as the National Security Clause.

ARTICLE I. Definitions. For purposes of this Clause the following definitions will apply:

(a) The term "premises" means the property transferred by this instrument.

(b) The term "assigned function" means the function for which the premises have been designated a part of the National Industrial Reserve or for which they may be hereafter redesignated under Article IX hereof.

(c) The Clause will apply to all land transferred, and also to all items of facilities, machinery and equipment listed in appendix "A" (which are hereinafter collectively referred to as the facilities), attached hereto and hereby made a part hereof.

ARTICLE II. Maintenance. The Grantee hereby covenants and agrees that it will maintain the facilities in such manner that they can be placed, within a period of 120 days, in a condition adequate to perform the assigned function of the premises.

In addition, the Grantee covenants and agrees,

(a) That it will maintain in accordance with sound practice in the industry, normal wear and tear excepted, that part of the facilities necessary for the assigned function of the premises which is actively being used in its current operations.

(b) That it will not make any alterations to the facilities which would impair performance of the assigned function of the premises, unless each such alteration can be restored in a period of 60 days or less and the sum total thereof restored in 120 days or less; and

(c) That it will not dispose of any production equipment or any machinery and equipment transferred as a part of the premises by this instrument, the disposal of which would impair performance of the assigned function of the premises, unless the items so disposed of are immediately replaced with equivalent items.

(d) That it will not make any alteration to or construction on the land area (i) where buildings previously existed and (ii) where Pier 4 is located, which would impair the utilization of such area for the rebuilding of new ways and a new pier.

Provided, However, that nothing herein contained shall prevent the Grantee from relocating any machinery or equipment within the premises for the purpose of improving operating efficiency or increasing productive capacity so long as the standards of care set forth above are continually observed.

ARTICLE III. Defaults - (a) Inspections. The Grantee and the Government mutually covenant and agree that the latter may, after reasonable prior written notice to the Grantee, inspect the facilities for the purpose of determining whether the Grantee is in default on its obligations under this Clause.

(b) Determinations of default. If, as a result of such inspection, the Government adjudges the Grantee in default, it shall furnish the latter a written statement setting forth in detail the grounds on which the allegations are based, following which the Grantee shall have thirty days to submit evidence to the contrary. If in the light of the evidence so presented the Government still holds that the Grantee is in default, it shall then advise the latter of the specific defaults to be corrected and the periods of time in which each correction must be completed, such periods to be as reasonable as possible.

(c) Repairs by the Government. In the event the Grantee fails to correct its defaults in the times stated, the Government shall then have the right to enter the premises for the purpose of correcting the defaults; and the Grantee, or its sureties, will reimburse the Government for all costs incurred by the Government in making such corrections. The Government, or any contractor employed by the Government for the purpose, shall have such right of access to the premises or any part thereof as may be necessary to permit such repairs or replacements.

ARTICLE IV. Government utilization - (a) Negotiation of contract. The Grantee and the Government mutually covenant and agree that, whenever the Government considers the productive capacity of the facilities necessary for national security purposes, they will jointly undertake to negotiate a contract for the Grantee to furnish from the facilities the materials or services for which the premises are designated a part of the National Industrial Reserve.

(b) Repossession. The Grantee hereby covenants and agrees that, in the event the Government determines such a contract is not feasible, or that the Grantee is not qualified to furnish the materials or services required, or that a mutually satisfactory contract cannot be negotiated, the Grantee will turn over to the Government full possession of the premises together with all facilities, structures, improvements, easements, rights-of-way, and other interests appurtenant thereto (including all rights-of-way over and across other property of the Grantee necessary or convenient to the operation or use of the facilities) for such time as the Government deems necessary for national security purposes. The Government's rights to such possession and usage shall rest on the date set by it in written notice to the Grantee, which date shall be not less than 15 days from the date of notice thereof, and shall expire on the termination date of this National Security Clause as provided for in Article XI below.

(c) Withdrawal by the Grantee. The Grantee hereby covenants and agrees that, upon the date set for transfer of the premises to the Government, it will immediately undertake to restore such alterations made by it and to remove such improvements, fixtures, machinery and other equipment installed by it as the Government may direct, such undertaking to be completed in the shortest possible time, but in no event to exceed 120 days from the date of repossession unless otherwise agreed upon between the Grantee and the Government. Thereafter, the Grantee shall have no further right to enter the premises during the period of Government possession except with the prior consent of the latter. During any period of Government possession, the premises may be used, occupied, or operated for or on behalf of the Government by any Government department, agency, agent or by any tenant, contractor, or subcontractor of the Government.

ARTICLE V. Compensation. The Government hereby covenants and agrees that, upon any repossession under IV (b) above, it will pay the Grantee:

(a) At the time of repossession. (1) Fair and reasonable compensation for all losses, not including loss of profits, incurred by the Grantee or its assignees in respect of

work in process in the premises which cannot be completed because of repossession by the Government.

(d) Fair and reasonable costs incurred by the Grantee or its assignees in complying with Article IV (c).

(h) During each period of possession. (1) Fair and reasonable compensation for the use of the premises as agreed on by the parties hereto at a rate not in excess of prevailing rental for similar properties.

(2) Fair and reasonable compensation for the use of any production equipment as agreed on by the parties hereto at a rate not in excess of prevailing rental for similar properties.

(c) Upon termination of each period of possession. Fair and reasonable costs incident to reinstallation of machinery and equipment removed from the premises and restoration of the premises to their condition on the date of repossession by the Government, reasonable depreciation excepted.

Any failure of the parties to reach agreement as to what amounts are fair and reasonable under this Article shall be deemed a dispute of fact within the meaning of Article XIII hereof.

ARTICLE VI. Insurance. The Grantee hereby covenants and agrees that the proceeds of any insurance which is required of the Grantee by the terms of this instrument, or by any other agreement between it and the Government, to be placed on the premises or any part thereof will be applied, upon damage to or destruction of the premises by fire or other insurable casualty, to a restoration of the property, unless the Grantee is expressly released from such obligation by the Government.

ARTICLE VII. Subsequent Transfers. The Grantee hereby covenants and agrees not to sell, lease, mortgage or otherwise encumber the facilities without expressly making such sale, lease, mortgage, or encumbrance subject to the provisions of this National Security Clause for the remainder of its term.

ARTICLE VIII. Parties. The Grantee and the Government mutually agree that the latter, in exercising its rights and carrying out its obligations under this National Security Clause, shall act through the Secretary of Defense or such departments, agencies or individuals as he may designate, which may include, without limitation, the Assistant Secretaries of Defense (S and I) and (P and I), the Departments of the Army, Navy, or Air Force, or the General Services Administration.



References in this National Security Clause to the Government shall be deemed to refer as appropriate to the Secretary of Defense or such departments, agencies, or individuals as he may designate.

ARTICLE IX. Redesignation of purpose and use of premises. The Government hereby covenants and agrees that, upon a petition by the Grantee for a change in the assigned function of the premises, it will re-evaluate the defense potential of the premises, both for the purposes for which they are designated for inclusion in the National Industrial Reserve and those for which it is requested they be redesignated, and will, if it deems the interests of national security are best served thereby, and upon tender by the Grantee of whatever consideration may be requested, change their designation to that requested by the Grantee. Conversely, the Government may, on its own initiative, recommend a re-designation to the Grantee which, if acceptable to the latter, shall be put into effect. Redesignations under this paragraph may be made only by written instrument and may not be requested by the Grantee more often than once in 6 months.

ARTICLE X. Modification or amendment of the National Security Clause. The Government hereby covenants and agrees that, upon a petition by the Grantee for a reconsideration of the particular applicability of any of the terms, conditions, reservations or restrictions of the National Security Clause, the Government will, if it deems the interest of national security are best served thereby, modify or amend the Clause to the degree it sees fit upon tender by the Grantee of whatever consideration may be requested. Conversely, the Government may, on its own initiative, recommend modifications or amendments to the Grantee, which, if acceptable to the latter, shall be put into effect.

ARTICLE XI. Termination or revocation of the National Security Clause. The Government and the Grantee mutually covenant and agree that their respective obligations under this National Security Clause, except those of the Grantee to reimburse the Government under Article III, or of the Government to furnish compensation under Article V, and except as may be otherwise specified herein, shall terminate 10 years following the date of this instrument or, in the event the Government is in possession at that time in accordance with Article IV (b), upon release of possession by the Government to the Grantee;

Provided, however, That the Government, at its own election, or upon a petition by the Grantee, may reconsider the necessity for continuing all or any part of the Clause in effect and shall,

in the event it determines such necessity no longer exists, and upon tender by the Grantee of whatever consideration may be requested, revoke the Clause, in whole or in part, by executing and delivering to the Grantee a release, quitclaim deed, or whatever instrument is necessary to remove the encumbrance of the Clause, or of a part thereof, from the facilities.

ARTICLE XII. Covenants. It is the intention of both the Grantee and the Government that these covenants shall run with the land and bind subsequent purchasers of the premises hereby conveyed; Provided, however, That the Grantee shall not be liable for any violation of said covenants by subsequent owners of the premises.

ARTICLE XIII. Disputes. Disputes on questions of fact which cannot be resolved by agreement of the parties shall be decided by the Secretary of Defense or the instrumentality duly and expressly designated by him, whose decision shall be final and conclusive. In connection with any proceeding under this article, the Grantee shall be afforded an opportunity to be heard and to offer evidence in support of its own case. Pending final decision of a dispute hereunder, the Grantee shall proceed diligently with the performance of its obligations under the Clause.

ARTICLE XIV. Recordation. The Grantee shall forthwith cause this instrument to be duly recorded and shall furnish satisfactory evidence of such to the Government.

ARTICLE XV. Saving Provision. The Grantee and the Government mutually covenant and agree that nothing in this Clause shall be construed as affecting obligations of the Grantee under any other provisions of this instrument, except that, in any cases of inconsistency or ambiguity, the provisions of this National Security Clause shall, to the extent that they impose greater obligations on the Grantee, be deemed controlling.

GSA 8/17/59

RESOLUTION NO. 10-1000

WHEREAS, the City of Tacoma and the Port of Tacoma are cooperating in various matters related to the development of the industrial area on the Tacoma Tide Flats, and

WHEREAS, it is necessary that the Port of Tacoma, in order to obtain the release by the United States of America of its reserved rights in certain industrial lands, which rights are set forth in the National Security Clause attached to the conveyance of the Naval Industrial Reserve Shipyard, Tacoma, Washington, provide a substitute area for the parking of automobiles, and

WHEREAS, Parcel 1 of the real property hereinafter described is owned by the Port of Tacoma subject to an easement to the Department of Public Utilities of the City of Tacoma for electric substation purposes and Parcel 2 thereof is owned by the said Department of Public Utilities and all of said real property, subject to the use of Parcel 1 by the City in accordance with the terms of said easement, is suitable for said purpose and can be made available for such use without undue hardship to the City of Tacoma, and it is deemed to be in the best interest of the City that the proper officers of the City be authorized to make said real property available for said purpose, Now, therefore,

BE IT RESOLVED BY THE PUBLIC UTILITY BOARD OF THE CITY OF TACOMA:

That the proper officers of the City of Tacoma be and are hereby authorized, in the event of the exercise by the United States of America of the National Security Clause as to the said Naval Industrial Reserve Shipyard or any part thereof, upon the request of either the Port of Tacoma or the United States of America, to join with the Port of Tacoma in making available to the United States of America for the parking of automobiles the following described real property situated in the City of Tacoma, Pierce County, Washington, to wit:

PARCEL 1: The Southwesterly 100 feet lying Northerly and Easterly and measured at right angle to the Northeasterly line of Alexander Avenue of that portion of the East Half of the West Half of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter of Sec. 35, Twp. 21 N., R. 3 E., W.M., lying Northerly and Easterly of the Northeasterly line of Alexander Avenue.

Also, the Southwesterly 100 feet lying Northerly and Easterly and measured at right angle to the Northeasterly line of Alexander Avenue of that portion of the West Half of the East Half of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter of Sec. 35, Twp. 21 N., R. 3 E., W.M., lying Northerly and Easterly of the Northeasterly line of Alexander Avenue.

Also, that portion of the South 10 acres of the East 25 acres of the Northeast Quarter of the Northwest Quarter of Sec. 35, Twp. 21 N., R. 3 E., W.M., described as follows: Beginning at a point on the South line of the Northeast Quarter of the Northwest Quarter of said Sec. 35 at a distance of 566.78 feet West of the Southeast corner thereof; thence continue West along the South line of the Northeast Quarter of the Northwest Quarter of said Section 35 a distance of 133.85 feet, more or less, to the Northeasterly line of Alexander Avenue; thence N.  $47^{\circ} 15'$  West along the Northeasterly line of Alexander Avenue a distance of 114.33 feet, more or less, to the West line of said South 10 acres of the East 25 acres of the Northeast Quarter of the Northwest Quarter of said Sec. 35; thence North along the West line of said 10 acres 133.85 feet; thence S.  $47^{\circ} 15'$  East parallel to the Northeasterly line of Alexander Avenue to the point of beginning.

Also, beginning at a point on the North line of the Southeast Quarter of the Northwest Quarter of Sec. 35, Twp. 21 N., R. 3 E., W.M., at a distance of 566.78 feet West of the Northeast corner thereof; thence continue West along the North line of the Southeast Quarter of the Northwest Quarter of said Sec. 35 a distance of 133.85 feet, more or less, to the Northeasterly line of Alexander Avenue; thence Southeasterly along the Northeasterly line of Alexander Avenue, 271.23 feet more or less to the point of a curve to the left, having a radius of 210 feet; thence continue on said curve to the left to intersect a point 160 feet Northeasterly of and measured at right angle to the center line of Alexander Ave.; thence Northwesterly parallel to the Northeasterly line of Alexander Ave. to point of beginning.

Also, beginning at a point on the North line of the Southeast Quarter of the Northwest Quarter of Sec. 35, Twp. 21 N., R. 3 E., W.M., at a distance of 566.78 feet West of Northeast corner of said subdivision; thence Southeasterly parallel to the center line of Alexander Ave. 350 feet more or less to intersect a curve to the left having a radius of 210 feet, said curve being the northeasterly line of Alexander Ave., thence continue on said curve to the left to intersect a point 210 feet northeasterly of and measured at right angle to the center line of Alexander Ave.; thence northwesterly parallel to the center line of Alexander Ave. 325 feet more or less to the north line of the Southeast Quarter of the Northwest Quarter of said Sec. 35; thence West along said North line 66.92 feet more or less to the point of beginning, less that portion heretofore deeded for Lincoln Avenue widening.

Also, beginning at a point on the South line of the Northeast Quarter of the Northwest Quarter of Sec. 35, Twp. 21 N., R. 3 E., W.M., at a distance of 566.78 feet west from the Southeast corner of said subdivision; thence N. 47° 15' 36" West, parallel to the center line of Alexander Ave. a distance of 740 feet more or less to the East line of the West Half of the West Half of the Northeast Quarter of the Northwest Quarter of said Sec. 35; thence North along the said East line 70 feet; thence South 47° 15' 36" E. parallel to the center line of Alexander Avenue 840 feet more or less to the South line of said subdivision; thence West along said South line 66.92 feet more or less to point of beginning.

PARCEL 2: Beginning at the Southeast corner of the North Half of the Northwest Quarter of the Northwest Quarter of Sec. 35, Twp. 21 N., R. 3 E., W.M.; thence West 201.54 feet along the South line of said subdivision; thence N. 47° 15' W. 965.69 feet to the North line of the Northwest Quarter of said Section; thence East 921.26 feet to the Northeast corner of said Northwest Quarter of Northwest Quarter; thence South 656.35 feet along the East line of said Northwest Quarter of the Northwest Quarter to point of beginning, less Northeasterly 60 feet of Alexander Avenue, and EXCEPT the following: Commencing at point of intersection of prolongation of Southeasterly line of East 11th Street and the Northeasterly line of Alexander Avenue; thence Southeasterly with the Northeasterly line of Alexander Avenue 1000 feet to the point of beginning; thence northeasterly parallel to the southeasterly line of East 11th Street to the north line of the Northwest Quarter of Section 35, Twp. 21 N., R. 3 E., W.M.;

thence westerly along said north line of the Northwest Quarter of Sec. 35 to the northeasterly line of Alexander Ave.; thence south 47° 15' 36" East along the northeasterly line of Alexander Ave. to the point of beginning.

Also, the south eleven acres of Lot 7, Sec. 26, Twp. 21 N., R. 3 E., W.M.; EXCEPT the one hundred and twenty foot (120') R/W of Alexander Avenue and that part of Port of Tacoma property lying therein described as follows: Commencing at the point of intersection of the extensions of the Southeasterly line of East 11th Street and the Southwesterly line of Alexander Avenue; thence Southeasterly with said Southwesterly line of Alexander Avenue 120 feet more or less, to the Southeasterly line of Lot 26, Block 9 of State Land Commissioner's Replat of Blocks 13-48 both inclusive, Tacoma Tidelands, (formerly in King County) commonly known as Ashton's Replat filed December 23, 1918 situate in the City of Tacoma, County of Pierce, Washington, said point being the true point of beginning; thence continuing Southeasterly with said Southwesterly line 1920 feet to a point; thence Southwesterly parallel to the Southeasterly line of East 11th Street a distance of 670 feet to a point; thence Northwesterly parallel to the Southwesterly line of Alexander Avenue, a distance of 1040 feet; thence Northeasterly parallel to the Southeasterly line of East 11th Street a distance of 270 feet to a point; thence Northwesterly parallel to the Southwesterly line of Alexander Avenue a distance of 880 feet to a point on the Southeasterly line of Lot 13, Block 9, said State Land Commissioner's Replat; thence Northeasterly with the Southeasterly lines of Lots 13 through 26 inclusive, in said Block 9, 400 feet to the point of beginning; AND, commencing at a point of intersection of the prolongation of the Southeasterly line of East 11th Street and the Northeasterly line of Alexander Avenue; thence Southeasterly with the Northeasterly line of Alexander Avenue 120 feet to the Southeasterly line of Lot 30, Block 9 of State Land Commissioner's Replat of Blocks 13 - 48 both inclusive, Tacoma Tidelands (formerly in King County) commonly known as Ashton's Replat filed December 23, 1918 situate in the City of Tacoma, County of Pierce, Washington, said point being the point of beginning; thence Southeasterly with the Northeasterly line of Alexander Avenue, 880 feet to a point; thence Northeasterly parallel to the Southeasterly line of East 11th Street, 400 feet to a point; thence Northwesterly

parallel to the Northwesterly line of Alexander Avenue, 880 feet to the most easterly corner of Lot 43 of said Block 9; thence Southwesterly with the Southeasterly lines of Lots 43 through 30 inclusive, said Block 9, a distance of 400 feet, to the point of beginning.

Also, beginning at the Northeast corner of the South Half of the Northwest Quarter of the Northwest Quarter of Sec. 35, Twp. 21 N., R. 3 E., W.M.; run thence West along the North line of said South Half of the Northwest Quarter of the Northwest Quarter of said Sec. 35, a distance of 119.26 feet, more or less, to the Northeasterly line of Alexander Avenue.; thence S. 47° 15' 36" E. along the North-easterly line of Alexander Ave. 163.42 feet, more or less, to the East line of the South Half of the Northwest Quarter of the Northwest Quarter of said Sec. 35, and thence North 111.08 feet, more or less, to the point of beginning.

RESERVING, nevertheless, as to Parcel 1, the easement rights of the City of Tacoma, all of said properties being referred to on the map attached hereto and incorporated herein.

PROVIDED, HOWEVER, that the authority herein granted shall expire on December 31, 1970, the termination date of said National Security Clause, or upon the release of said National Security Clause by the United States of America, should it be released prior to the said termination date.

PROVIDED, FURTHER, that as a condition of such use fair and reasonable compensation shall be paid to the City of Tacoma for the use of said real property to the full extent of the interest granted by the City, in accordance with the standards set forth in Article V of the said National Security Clause.

BE IT FURTHER RESOLVED, that the Council of the City of Tacoma is hereby requested to adopt a concurring resolution and authorizing an agreement to make said real property available for said purpose to be executed upon exercise of the said National Security Clause and with final form to be approved by the City Attorney.

Jean Maurer

Clerk

Harry B. Berry

Chairman

Adopted: December 13, 1961

Approved as to form and  
legality:

Paul J. Nolan

Chief Assistant City Atty.



**PART I - INTRODUCTION**

# APPRAISAL OF

Two properties fronting on Alexander Avenue, Tacoma, Washington. The first property which contains a land area of 24.08 acres is identified as Parcel "B". The second property which contains a land area of 16.92 acres is hereinafter referred to as Parcel "D."

## ESTIMATE OF THE COST OF

Reconstructing or replacing on a third property fronting on Alexander Avenue identified as Parcel "C," the whirly crane, fencing and trackage now located on Parcel "B."

## FOR

Harry J. Broomfield, Regional Appraiser  
General Services Administration  
Region 10  
Auburn, Washington

## AS OF

October 6, 1961

## BY

F.N. McCarty, M.A.I.  
806 Washington Building  
Tacoma 2, Washington  
Phone: BR 2-7711

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October 7, 1961

APPROVED

Date OCT 4 1961

Mr. Harry J. Broomfield  
Regional Appraiser  
General Services Administration  
Region 10  
Auburn, Washington

Reviewing Appraiser

Regional Appraiser

Dear Mr. Broomfield:

Pursuant to your request I have completed the appraisal assignment covered by contract #602506. The properties included in this assignment, the fair market values and costs to be estimated, and my conclusions follow:

1. Fair Market Value of Parcel "B", subject to continued imposition of the National Security Clause for the period ending December 31, 1969. For that period the clause applies to all land, to one (1) whirley crane #16 and to such security fencing, crane trackage and railroad trackage as may be found thereon. All other improvements which are now located on the site shall be disregarded for the purpose of this appraisal.

ESTIMATED FAIR MARKET VALUE \$144,400.00

2. Fair Market Value of Parcel "B," free and clear of the National Security Clause. In estimating this value the appraiser shall assume that the Port of Tacoma will remove from said parcel the whirley crane, security fencing, and trackage referred to above, leaving only unimproved land. He will also assume that the property so removed will be disposed of by the Port and proceeds from sale, together with cost of removal, shall be considered in the Fair Market Value estimate.

ESTIMATED FAIR MARKET VALUE \$211,400.00

3. Current cost of reconstructing or replacing on Parcel "C," as identified herein, the crane, fencing and trackage referred to above. Such reconstruction or replacement will be with equipment and facilities having a value at least equal to the current value of the removed property.

ESTIMATED CURRENT COST \$181,250.00

Mr. Harry J. Broomfield, cont'd

4. Fair Market Value of the irregularly shaped parcel outlined in green on a plat furnished me, subject to continuance of currently existing use and restrictions. This irregularly shaped parcel is hereinafter referred to as Parcel "D".

ESTIMATED FAIR MARKET VALUE                      \$ 42,300.00

5. Fair Market Value of the property specified in paragraph 4 above, subject to imposition of the provisions contained in the National Security Clause for the period ending December 31, 1969, except that such provisions shall be modified or restricted in such a manner that current usage of this parcel may continue without interference as far as imposition of the aforementioned provisions is concerned.

ESTIMATED FAIR MARKET VALUE                      \$ 33,750.00

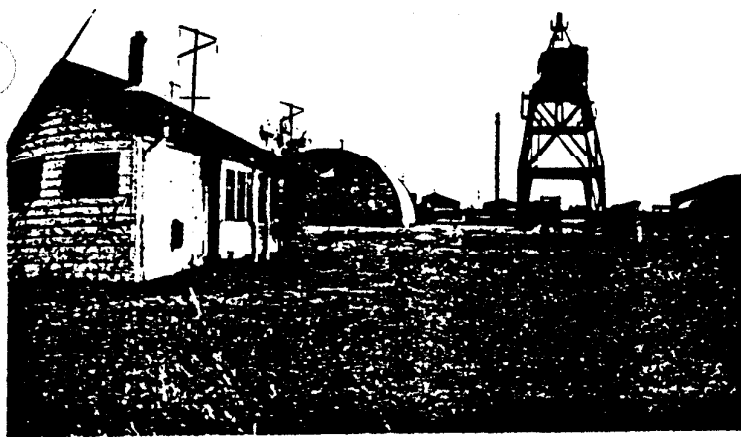
I hereby certify that I have personally inspected these properties and that all data gathered in my investigation is from sources I believe to be reliable.

This investigation was commenced on September 12, 1961, and was completed October 6, 1961.

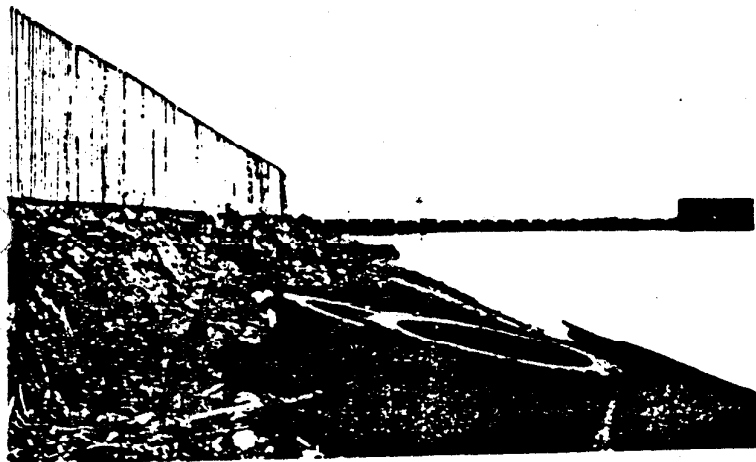
The foregoing estimates of value or cost apply as of October 6, 1961, and are subject to the "ASSUMPTIONS AND LIMITING CONDITIONS" appearing in the report which follows:

Respectfully submitted,

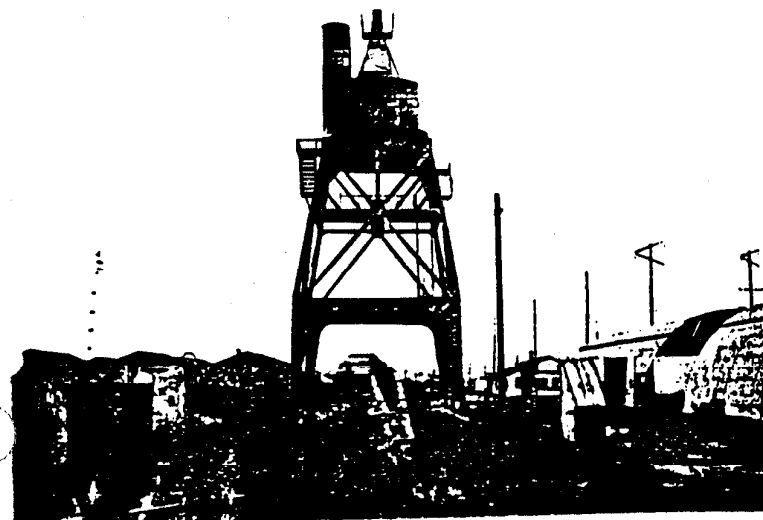
*F.N. McCarty*  
F.N. McCarty, M.A.I.  
206 Washington Building  
Tacoma 2, Washington  
Phone: BR 2-7711



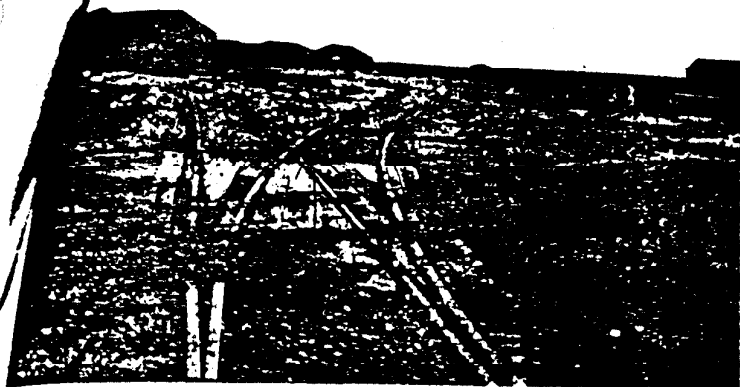
Looking south - 1st plane, front of largest B1 from inside fence. Harbort construction company office in foreground. Laboratory of building in background.



Looking south - 2nd plane. 1st car of largest B1 from outside the fence. 100' wide strip belonging to Port of Tacoma and Port Industrial Waterway on right.



Whitely crane. Note boom in clearance.



Railroad tracks on Parcel B1.  
Looking southeast from inside  
of fence.



Looking northeast along joint  
boundary of Parcels B1 and B2.  
Parcel B1 on right. Lagoon in  
left foreground. Parcel B2  
in left background.



Looking southwest from  
Alexander Avenue along the  
southeast side of Parcel B1.  
Parcel B1 inside fence on right.  
80 ft. wide strip belonging to  
Port of Tacoma on left.





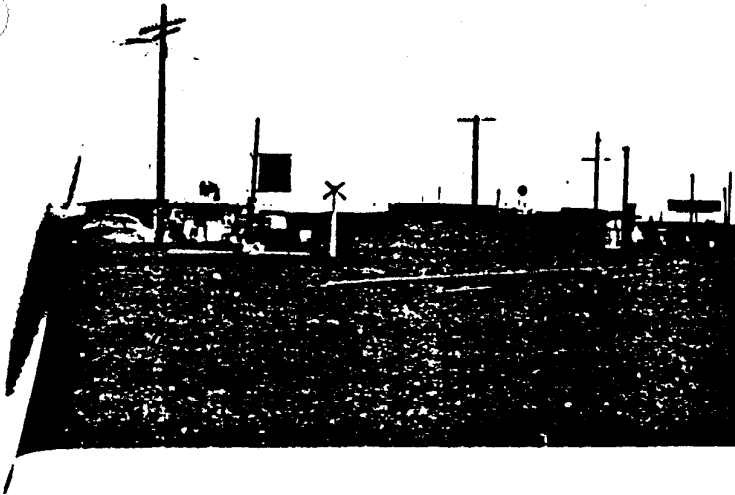
Looking southwest across Parcel B1 from northeast corner.



Looking southeast along Alexander Avenue from the northeast corner of Parcel B2. Parcel B2 in left foreground. Parcel B1 in left background. Note Belt-line Railway. Roadway to easement across B2 in foreground.



Looking southeast along rear of Parcel B2. Boat lockers on right. Paved road on easement in foreground.



Looking southwest along East Eleventh Street from its intersection with Alexander Avenue. at Commercial Properties which abutt the northwesterly end of Parcel B2.



Looking northwest across Parcel B2 from its southeast corner.



Looking southeast across Parcel C. Alexander Avenue on left. Paved parking lot in foreground.



Looking northwest along the northeasterly side of Alexander Avenue from its intersection with Lincoln Avenue at Parcel D. Note electric transmission lines, Lincoln Avenue in foreground, Alexander Avenue on left.



Looking northeast along the northwest side of Parcel D from Alexander Avenue. Alexander Avenue in foreground. Note electric transmission line.



Looking northwest through central portion of Parcel D. Note transmission lines.

### ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is made subject to the following assumptions and limiting conditions.

1. That the legal descriptions of the properties appraised herein, which were furnished to be by the General Services Administration or the Port of Tacoma, are correct.
2. No liability is assumed for matters legal in character. No opinion is rendered as to the title of any of the properties appraised. Title is assumed to be good. All existing liens and encumbrances, if any, have been disregarded unless specifically mentioned in this report.
3. The sketch in this report is included to assist the reader in visualizing the property. I have made no survey of the property and assume no responsibility in connection with such matters.
4. I believe to be reliable the information, identified in this report as being furnished to me by others, but I assume no responsibility for its accuracy.
5. Possession of this report or any copy thereof, does not carry with it the right of publication.
6. The distribution of the total valuation of Parcel "B" between land and improvements applies only under the existing program of utilization.
7. No right to expert testimony is included with this appraisal.
8. It is assumed that the Port of Tacoma can deliver the use of Parcel "D" subject to the continuance of currently existing use and restrictions if required to do so any time between now and Dec. 31, 1969.

## REFERENCES

Sources of data incorporated in this report; that is, records, documents and persons contacted, follows:

1. My appraisal files for other appraisals of Tacoma industrial land.
2. Pierce County Assessor's Office for records of comparable sales.
3. The Tacoma Chamber of Commerce for City and Port of Tacoma data.
4. Marc Anderson, Manager of the Port of Tacoma. Contacted to verify recorded prices of comparable sales and background information on Port of Tacoma activities.
5. Don Mossman, engineer for Port of Tacoma. Contacted regarding soil and utilities in the Port area. He also furnished me with the price paid by the Port of Tacoma to paint the exterior of a whirley crane. The cost to paint the exterior of the subject crane was based on this price.
6. E.E. Clark, employed by Port of Tacoma. Mr. Clark supplied the legal description of Parcel "D" used in this report.
7. John W. Judy, Tacoma Works Manager of the Hooker Chemical Corp., Tacoma, Washington. Contacted regarding a railroad storage yard on Hooker Chemical Property.
8. Lyle D. Thompson, Supervisor of property for the Port of Portland. Contacted regarding wartime cranes and railroad storage yard located in the Swan Island Shipyard in Portland, Oregon.
9. R.C. Molar, Sales Manager of the Vancouver Shipyards. Contacted regarding wartime cranes and railroad storage yard in Vancouver Shipyard, Vancouver, Washington.
10. K.A. Runyan, Land Department of the Northern Pacific Railway. Contacted regarding railroad storage yards.
11. Gordon Powell, Agent for International Terminals formerly known as the Oregon Shipyard near Portland, Oregon. Contacted regarding wartime cranes and railroad storage yards.
12. D.N. Crozier, Sales Engineer for Copley Steel and Manufacturing Company, Seattle, Washington. Contacted regarding demand and sale price of used wartime whirley cranes.

# REFERENCES, Cont'd.

13. Edgar W. Fritz, Field Engineer for Star Iron and Steel Company, Tacoma, Washington. A photostatic copy of the estimate of the value of the subject crane by Mr. Fritz is included in this report.
14. Ben Rome, Commercial and Industrial Building Contractor, Tacoma, Washington. An estimate by Mr. Rome of the repair, reproduction and replacement costs of the subject fencing is included in this report.
15. M.H. Brashem, Manager of the General Metal Corporation, Tacoma's largest scrap yard. Contacted regarding suitability of Parcel "B" for use as a scrap yard.
16. R.T. Garen, Land Department of Tacoma City Light. Contacted regarding Parcel "D" and the lease to Anderson Fuel Co.
17. C.W. Johnson, Property Manager for the Port of Tacoma. Contacted in regard to leases on Port property and existing insurance on improvements on Parcel "B".
18. Art Allen of the United Pacific Insurance Co., Tacoma. Estimated insurance costs applicable to Parcel "B".
19. F.B. McCarthy, owner of F.B. McCarthy Co., railroad contractors, Tacoma, Washington. Contacted regarding condition, repair cost and installation costs of subject railroad and crane trackage. A photostatic copy of his estimate is included in this report.
20. Joe Perry, Star Iron and Steel Company, Tacoma, Washington, verbally estimated the current cost of reconstructing or replacing the whirley crane on Parcel "C". This estimate included the cost of dismantling a substitute used whirley crane, freight charges and the cost of reassembling.

## PART II - ANALYSES AND CONCLUSIONS

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## LEGAL DESCRIPTION

### Parcel "B"

Commencing at the point of intersection of the extension of the southeasterly line of E 11th Street and the southwesterly line of Alexander Ave.; thence southeasterly with said southwesterly line of Alexander Ave., 120 ft. more or less, to the southeasterly line of Lot 26, Block 9 of State Land Commissioner's Replat of Blocks 13 - 48 both inclusive, Tacoma Tidelands (formerly in King County) commonly known as Ashton's Replat filed December 23, 1918, situate in the City of Tacoma, County of Pierce, Washington, said point being the true point of beginning; thence continuing southeasterly with said southwesterly line 1,920 ft. to a point; thence southwesterly parallel to the southeasterly line of E. 11th St., a distance of 670 ft. to a point; thence northwesterly parallel to the southwesterly line of Alexander Ave., a distance of 1,040 ft; thence northeasterly parallel to the southwesterly line of E. 11th St. a distance of 270 ft. to a point; thence northwesterly parallel to the southwesterly line of Alexander Ave., a distance of 880 ft. to a point on the southeasterly line of Lot 13, Block 9, said State Land Commissioner's Replat; thence northeasterly with the southeasterly lines of Lots 13 through 26 inclusive, in said Block 9, 400 ft. to the POB, containing 24.08 acres, more or less.

SUBJECT TO a permanent non-exclusive easement (NOY(K)-49406) dated April 24, 1956 granted by the United States of America to Tacoma Harbor Lumber and Timber Company, Inc., Tacoma, Washington for a roadway and railroad spur over and across the northerly portion of Parcel "B."

### Parcel "C"

Commencing at a point of intersection of the prolongation of the southeasterly line of E. 11th St., and the northeasterly line of Alexander Ave; thence southeasterly with the northeasterly line of Alexander Ave; 120 ft. to the southeasterly line of Lot 30, Block 9 of State Land Commissioner's Replat of Blocks 13 - 48 both inclusive, Tacoma Tidelands (formerly in King County) commonly known as Ashton's Replat filed December 23, 1918, situate in the City of Tacoma, County of Pierce, Washington, said point being the POB; thence southeasterly with the northeasterly line of Alexander Ave., 880 ft. to a point; thence northeasterly parallel to the southeasterly line of E. 11th St., 400 ft. to a point; thence northwesterly parallel to the northwesterly line of Alexander Ave., 880 ft. to the most easterly corner of Lot 43 of said Block 9; thence southwesterly with the southeasterly lines of Lots 43 through 30 inclusive, said Block 9, a distance of 400 ft., to the POB, containing 8.08 acres, more or less.



LEGAL DESCRIPTION, Cont'd.

Parcel "C", cont'd.

EXCEPTING, HOWEVER, the southeasterly 60 ft. of Parcel 12 C as described in Judgment Awarding Compensation as to such parcel in Civil Cause No. 467 in the District Court of the United States for the Western District of Washington, Southern Division; it being intended, however, that the Grantor conveys whatever interest in and to said southeasterly 60 ft. which may be held by the Grantor as of the date of this instrument.

SUBJECT TO easements of record or otherwise established.

Parcel "D"

Beginning at the SW corner of the N  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 35, twp 21N, Range 3E, of W.M., thence northerly along the E line of said subdivision a distance of 90 ft; thence S 47° 15' 36" E along a line 150 ft. northeasterly of and parallel to the northeasterly R/W line of Alexander Ave. a distance of 1,385 ft more or less to a point on an arc to the right, said arc being on the northeasterly R/W line of Alexander Ave., thence along said arc being on the northeasterly R/W line of Alexander Ave., thence along said arc to its point of tangency; thence N 47° 15' 36" W along said northeasterly R/W line to a point on the S line of the N  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , Section 35, twp 21N, Range 3E, of the WM; thence easterly along said S line to the POB.

Beginning at the SE corner of the N  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 35, twp 21N, Range 3E, W.M.; thence W 201.54 ft. along the S line of said subdivision; thence N 47° 15' W 963.69 ft. to the N line of the NW  $\frac{1}{4}$  of said section; thence E 912.26 ft. to the NE corner of said NW  $\frac{1}{4}$  of NW  $\frac{1}{4}$ ; thence S 656.35 ft. along the E line of said NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  to POB, less southwesterly 60 ft. of Alexander Ave.

Also, the S 11 acres of Lot 7, Section 26, twp 21N, Range 3E, W.M., except the 120 ft. R/W of Alexander Avenue and that part of Parcels "B" and "C", Port of Tacoma property lying therein.

## CITY DATA

The subject properties are located within the boundaries of the City of Tacoma.

Tacoma, County Seat of Pierce County, is located on the shores of Puget Sound, approximately thirty miles south of Seattle and eighteen miles east of the Pacific Ocean. Incorporated in 1881 with a population of approximately 2,000 persons, its population, according to the 1960 census was 147,979 persons. Its altitude ranges from sea-level in the tideflats section to 440 ft. above in the residential districts. Its incorporated land area is approximately 47.5 square miles.

Tacoma is the terminus of the first railroad reaching Puget Sound, the Northern Pacific. It is also the terminus of the Chicago-Milwaukee-St. Paul and Pacific Railroad. Entrance to Tacoma's harbor from the Pacific Ocean is through the Strait of Juan de Fuca and Puget Sound, a wide, deep waterway with no obstructions, accommodating the largest ocean-going vessels. The city is located on US 99, the major north-south road of the Pacific Coast States, and State Highways #1, #5 and #14. The Seattle-Tacoma Airport, located approximately half-way between the two cities is one of the largest and most modern in the United States.

Tacoma is governed by a nine-member elected council, and a Mayor who employs a City Manager as an administrative officer. Municipal marine affairs are administered by a separately elected three-member Port Commission. Electricity is generated by water power, and the city enjoys one of the lowest electric rates in the United States.

Tacoma, its base founded historically on a sustained forest products economy, is also the center of the electro-chemical industry of the north Pacific coast. Other industries include copper smelting, railroad car shops, steel and iron foundries, metal fabricating plants, oil refining, and the manufacture of clothing, foodstuffs, furniture, hardware and fertilizers.

Practically all crafts in Tacoma are unionized. Unemployment, as of August of this year was estimated at 6.3% of the employable persons. This percentage indicates that the city is presently in the category of a moderately distressed area as far as employment is concerned. There appears to be no indication that the unemployment situation will worsen in the immediate future. Tacoma is located on one of the five finest harbors in the world. Deep water frontage is still available for industrial expansion. The long term economic trend for the city appears to be favorable, notwithstanding the present unemployment situation.

Included in the addenda is a map of the City of Tacoma.

## NEIGHBORHOOD DATA

The subject properties are situated within the Port of Tacoma Industrial Development District, which is considered to be the subject neighborhood. This industrial district lies in the northeast part of the City of Tacoma and fronts on Commencement Bay. It contains an area of approximately 3,000 acres and is adjacent to the City Center. Included in this 3,000 acres is the former Naval Shipyard (of which Parcels B and C are a part) and the marine facilities of the Port of Tacoma. Direct connections to the city center are provided by E. 11th Street and E. 15th Street. This district is bounded on the east by US Highway 99, which connects Tacoma and Seattle. Slightly east of US Highway 99 is the new Seattle-Tacoma, six-lane Freeway which is now under construction. Railroad trackage which is owned by the City of Tacoma and is known as the Belt Line Railway, connects this district with the main railroad lines entering Tacoma.

The affairs of the Port of Tacoma Industrial Development District are administered by the Port Commission. Much of the 3,000 acres within the district was originally salt-water marsh or tideflat area. Reclamation by means of sanitary or hydraulic fills has continued for many years. Approximately 1,300 acres will require additional filling before it can be sold for industrial sites. Deep water frontage is provided by four waterways within the district, namely: the Hylebos Waterway, Port Industrial Waterway, Sitcum Waterway and Milwaukee Waterway. Some extension of these waterways is projected for the future.

In addition to reclaiming land for industrial users, the Port Commission also provides piers, dockage and warehouse space for marine shippers. Under construction or newly-completed are the following facilities: A \$1,000,000.00 bulk cargo pier, a \$700,000.00 grain elevator pier and a \$750,000.00 grain dock. A \$500,000.00 pier is projected for the immediate future. The cost of land acquisition during the past three years by the Port of Tacoma, which has the power of eminent domain, totals approximately \$2,000,000.00. Thirty-nine land parcels have been sold to industrial users during the past three years. The Port Commission estimates that approximately 1,800 people have been provided with employment as a result of its activities during the past five years.

Adjoining the Port of Tacoma Industrial District or subject neighborhood on the northeast, is a bluff area known as the Brown's Point and Dash Point residential neighborhoods. Much of the land in these two neighborhoods has an excellent view of Commencement Bay or Puget Sound. The present roads which connect these neighborhoods with the city center are circuitous and winding. I understand that a new, modern road is projected for the near future. When this new road is completed, these two neighborhoods should provide ideal homesites for workers in the Port of Tacoma Industrial District.

## NEIGHBORHOOD DATA, Cont'd.

A map entitled "General Plan - Port Industrial Development District" is included in the addenda of this report.

### PROPERTY DATA

In the addenda will be found a sketch of the subject parcels. The properties which surround Parcel "B" and are hereinafter referred to, are also shown on this sketch. All of the subject parcels are outlined in red on the map, which is entitled "General Plan - Port Industrial Development District." This map, as previously stated, will also be found in the addenda.

#### Parcel "B"

Parcel "B," for purposes of evaluation, has been divided into two rectangularly shaped parcels, hereinafter referred to as Parcels "B1" and "B2." Parcel "B1" has a frontage of 1,920 ft. on the southwesterly side of Alexander Avenue and a depth of 670 ft. It contains approximately 16 acres. Parcel "B2", which abuts Parcel "B1" on its northwesterly side has a frontage of 880 ft. on Alexander Avenue and a depth of 400 ft. It contains an area of approximately 8.08 acres and is 120 ft. south of E. 11th St. The total land area of Parcel "B1" and "B2" is approximately 24.08 acres. The land in both parcels is level and on grade with Alexander Ave. Alexander Ave. is paved with oiled gravel, but has no curbs, sidewalks nor storm sewers. A single-track, standard-gauge railroad, which is part of the Belt Line System, is located on the southwesterly or subject side of the street. Electricity is available to the parcels from a 13.5 kilovolt distribution line, which is located on the right-of-way of Alexander Avenue.

The elevation of Parcels "B1" and "B2" is approximately 17.5 ft. above sea-level. The top-soil of both parcels is hydraulic fill material or mostly sand and silt. The sub-soil probably contains some clay as well as sand and silt. I have been informed that this filling took place some time between World War I and World War II. Because of the large amount of sand in the top-soil, a cover coat or fill appears to be indicated to make this land fully useable for industrial purposes.

Parcel "B2" was used for a railroad storage yard during World War II. A small area has been surfaced with asphaltic concrete. Much wartime ground cover, steel matting, still remains. This matting, in my opinion, supports my conclusion that a cover fill is indicated. Much hydraulic-filled land exists in the neighborhood. Many storage-type buildings whose floors are subject to heavy loads have been erected on this type land by use of spread footings. Buildings housing vibrating machinery probably would require piling.

PROPERTY DATA, Cont'd.

The lack of a storm sewer on Alexander Avenue is a detrimental factor. I understand that, during the winter months, surface water sometimes accumulates on the northeast portion of Parcel "B1." Alexander Avenue does not contain a water main. Water to Parcel "B1" is supplied by a shoestring line which connects with a water main on E. 11th St. A 12" water main is projected for Alexander Avenue.

As far as I am able to ascertain, no use was made of Parcel "B1" or "B2" prior to World War II. During World War II, these parcels were used in conjunction with and as a part of the former Naval Shipyard, located on both sides of Alexander Avenue, northwest of 11th Street. This former Naval Shipyard is hereinafter referred to as the subject shipyard. Some of the improvements installed at that time remain. Included in these improvements are a number of frame buildings, which have been disregarded in this appraisal report. Parcel "B1" is enclosed with a painted, wooden fence. Gates in this fence are partly of wood, partly of steel. Also on Parcel "B1" is approximately 6,650 ft. of standard-gauge railroad trackage. This railroad trackage consists of five turnouts, with a frog and switch for each turnout. In railroad terminology, this installation would be referred to as a storage or classification yard. Also on Parcel "B1" is a whirley crane and approximately 930 ft. of crane trackage. This crane was manufactured by the American Hoist and Derrick Company. Its Model No. is 820 and it bears a Serial No. of 261. Number "16" has been painted on its cab. Its boom has been removed and is lying in the craneway on blocks.

A railroad spur off the Belt Line Railway, which connects with the classification yard, is located on the northeasterly corner of Parcel "B2." Across the northwesterly end of Parcel "B2" is an asphaltic paved roadway. This paved roadway, which is two lanes in width, is located on the permanent, non-exclusive easement granted to the Tacoma Harbor, Lumber and Timber Co., Inc. I understand this easement is 60 ft. in width. It provides access to Alexander Avenue for the Tacoma Harbor, Lumber and Timber Co., Inc. property, which lies between the southwesterly side of Parcel "B1" and the Port Industrial Waterway. This property is presently improved with pleasure boat storage stalls. The 120-ft. wide strip between E. 11th Street and the northwesterly boundary of Parcel "B2" is improved with three commercial buildings (a drive-in restaurant, a tavern and a service station.)

Abutting Parcel "B1" on the southeast is an 80-ft. wide strip of unimproved land belonging to the Port of Tacoma. Before acquisition by the Port of Parcels "B1" and "B2," this 80-ft. wide strip provided access to Alexander Avenue for other land belonging to the Port. I refer to a 100-ft. wide strip which abuts Parcel "B1" on the southwest and a rectangular tract which

## PROPERTY DATA, Cont'd

I understand that during World War II, or shortly thereafter, that Parcel "C" was used as a baseball diamond. Part of the catcher's backstop still remains. A rectangular area in the southwest corner is paved with asphaltic concrete. This appears to have been the parking lot. There are no other improvements on Parcel "C".

Parcel "D"

Parcel "D" abuts the southeast boundary of Parcel "C." Most of Parcel "D" is directly opposite Parcel "B1" on the other side of Alexander Avenue. Parcel "D" is similar to Parcels "B1," "B2," and "C" in elevation, topography and soil. It is also zoned M-3, like these other parcels. The reader will note, by referring to the map entitled "General Plan - Port Industrial Development District" which is included in the addenda, that Parcel "D" is very irregular in shape and that the southeasterly part is a long narrow strip. Approximately half of the land area is encumbered with City of Tacoma electric transmission lines. These transmission lines are located along the entire frontage on Alexander Avenue, across the northwesterly end and across the central portion. Any buildings that may be built underneath these electric transmission lines will be restricted by the City of Tacoma to a height of one story. Except for these electric transmission lines, there are no improvements on Parcel "D." Parcel "D" contains an area of approximately 16.92 acres.

The assessed valuation of Parcel "D" is \$ 5,840.00. No real estate taxes are presently being paid.  $\$ 5,840.00 \times 0.07 = \$ 408.80$ , or the estimated annual real estate tax if this parcel were in private ownership.

## HIGHEST AND BEST USE

Parcel "B"

Parcel "B" is presently subject to a National Security Clause. This National Security Clause applies to the land, the whirley crane, the crane trackage, the railroad trackage and the fencing. This clause will expire December 31, 1969, or approximately 8.2 years hence. My understanding of the effect of the National Security Clause on Parcel "B" is as follows:

# HIGHEST AND BEST USE, Cont'd.

1. During the next 8.2 years, any improvements, including buildings, that may be installed may have to be removed by the owner within 120 days in case the shipyard is re-activated.
2. The whirley crane, if sold or removed, must be replaced with a crane of equal value. This crane or its successor must be maintained in such a manner that it could be put in operation within a period of 120 days. Maintenance in this instance would appear to require one outside paint job during the next 8.2 years.
3. If the crane and railroad trackage were to be removed before the National Security Clause expired, the Port of Tacoma or its successor must accept the hazard of being required to relay this trackage within a period of 120 days. Obviously, such removal is infeasible, both from the standpoint of the time element and the penalty that would be incurred. Included in the addenda of this report is a photostatic copy of a letter from the F.B. McCarthy Company, Railroad Construction Contractors, regarding this crane and railroad trackage. It will be noted that the salvage value of the railroad trackage is \$6,700.00 and that of the craneway trackage, \$2,200.00, or a total of \$8,900.00. The installation costs are \$97,000.00 and \$13,000.00 respectively, or a total of \$110,000.00. The difference between the salvage value and the installation cost is \$101,000.00 or the penalty that would be incurred if the trackage had been removed and the subject shipyard were to be re-activated.
4. The fencing, which is in rather poor condition, must be maintained in accordance with sound practice in the industry, normal wear and tear excepted. Some portions of this fencing have been braced and scattered, new posts installed. I believe that this provision requires that the fence be kept in an upright position. Repainting this old a fence does not appear to be indicated.

The National Security Clause, in my opinion, virtually excludes the possibility of the construction of permanent type buildings or improvements on Parcel "B" which one might expect to be erected or installed if this parcel were to be utilized for normal industrial purposes. I have made an extensive investigation before forming a conclusion as to the highest and best use for Parcel "B" during the next 8.2 years. Besides contacting the persons listed under the heading "References," I personally inspected four Second World War shipyards, namely: The Swan Island Shipyard at Portland, Oregon; The Oregon Shipyard near Portland, Oregon; The Vancouver Shipyard at Vancouver, Washington and the Everett Shipyard at Everett, Washington. This shipyard inspection was made primarily to find out what use had been made of wartime whirley cranes and railroad trackage, since World War II.

## HIGHEST AND BEST USE, Cont'd.

As a result of my contacts and this investigation, I have concluded:

1. That the highest and best use of Parcel "B" for the next 8.2 years is for storage yard purposes. Any buildings that might be erected would probably be of a temporary or movable type. The railroad trackage might be useful to a metal scrap yard operator, though it will be noted in the F.B. McCarthy Company letter that the usable remaining life of this trackage is only four years. There are three good sized, metal scrap yards presently in Tacoma. It appears doubtful that enough scrap is available to justify a fourth yard. Other materials that might be stored outside include concrete pipe, wooden poles, lumber, sand, gravel, etc.
2. That the possibility of utilizing the whirley crane or craneway, during the next 8.2 years seems to be extremely remote.
3. That during the next 8.2 years, a full-time user or users for Parcel "B" probably will not be available. Intermittent use of portions seems probable. It is noted that, during the past 1.8 years (approximate) since the Port of Tacoma acquired Parcel "B", that only two small portions have been rented. A discussion of these two rentals will be found later in this report. Much unimproved industrial land is available in the subject neighborhood. Few parcels appear to be used for storage yard purposes, except in connection with permanent buildings.

### Parcel "D"

In my opinion, the highest and best use for Parcel "D," if it were to be subjected to the provisions of the National Security Clause, would be for storage yard purposes. If not so subjected, its highest and best use would appear to include the possible construction of industrial buildings. Because of the electric transmission lines, the usability of this land is seriously impaired. Any buildings that might be erected, conceivably could be low-cost structures.



# LAND VALUATION (NOT SUBJECT TO NATIONAL SECURITY CLAUSE)

The land valuations (not subject to the National Security Clause) of the subject parcels are estimated in this report by comparison. Many comparable unimproved sales and one listing for sale were investigated and analyzed. These sales included both land sold by the Port of Tacoma and by individuals. Data on four of these sales and this listing follow this paragraph. These four sales were made by the Port of Tacoma. The parcel listed for sale is privately owned and abuts Parcel "D". I believe that the upper limit of value for the subject land tends to be set by the prices brought by sales of other Port of Tacoma land. For this reason, I believe that sales made by the Port of Tacoma are proper and desirable as comparables for the subject.

## Comparable Sale #1

On May 29th, 1959, the Los Angeles-Seattle Motor Express, Inc. purchased from the Port of Tacoma the unimproved land legally described as follows:

Beginning at the SE corner of Section 3, Twp 20N, Range 3E, thence northerly along the easterly line of said section a distance of 185.5 ft. to the north right-of-way line of US Highway 99, thence N 89° 40' 35" W along said right-of-way line and extending a distance of 565.5 ft. to the POB. Thence N 0° 19' 25" E a distance of 20 ft. to intersection of the westerly right-of-way line of Milwaukee Way, thence N 39° 1' 15" E along Milwaukee Way right-of-way line 152.21 ft., thence N 56° 16' 25" E a distance of 169.11 ft., thence N 0° 56' 25" E a distance of 135 ft. thence N 89° 40' 35" W to a point 28 ft. easterly of the right-of-way line of the Chicago, Milwaukee and St. Paul Railway, thence southeasterly along the line 20 ft. measured at right angles Easterly of and parallel to said railway right-of-way to the north right-of-way line of US 99 thence easterly along said highway right-of-way line to the true POB.

This parcel contains approximately four acres. It is filled land and fronts on Milwaukee Way. Milwaukee Way contains a 36" water main. Los Angeles-Seattle Motor Express, Inc. intended to use this land as a site for a truck terminal. No construction has started to date. This land, in my opinion, is particularly desirable as a truck terminal site, because of its nearness to US 99 and the new freeway under construction. The purchase price was \$32,000.00 or approximately \$8,000.00 per acre. This sale is recorded under Pierce County Auditor's Fee #1872109.

### Comparable Sale #2

On July 13th, 1960, the Westbridge Development Company purchased from the Port of Tacoma the unimproved industrial tract legally described as follows:

Commencing at the brass monument at the intersection of Port of Tacoma Road and Lincoln Ave. in the SW $\frac{1}{4}$  of Section 35, Twp 21N, Range 3E of W.M., thence S 47° 15' 36" E along center line of Port of Tacoma Road a distance of 80 ft., thence on an angle to the right of 90° 3' and on a bearing of S 42° 47' 24" W a distance of 150 ft. to the true POB, thence continuing S 42° 47' 24" W a distance of 484.47 ft; thence on an angle to the left 89° 27' 24" a distance of 500.82 ft; thence on an angle to the left of 90° 32' 36" a distance of 589/65 ft. to the Port of Tacoma Road right-of-way line; thence on an angle to the left of 90° 3' a distance of 350.0 ft; thence on an angle to the left of 89° 57' a distance of 100.00 ft; thence on an angle to the right of 89° 57' a distance of 150 ft. to the POB.

EXCEPT reserved easement over property by grantor.

This parcel is filled land and has frontage on both the Port of Tacoma Road and Lincoln Avenue. The Port of Tacoma Road is a gravelled street; Lincoln Avenue is paved with concrete. Water and railroad trackage are available to the property. At the time the sale was consummated, the purchaser owned other land which abuts this parcel. This other land was improved with a grain storage warehouse. This purchase, therefore, was advantageous for use with the grain storage warehouse property. The purchaser has erected a building on this parcel which is used in conjunction with the grain storage warehouse. This property contains approximately 6.30 acres. The sale price was \$38,500.00. This sale develops a price of approximately \$6,025 per acre. This sale is recorded under Pierce County Auditor's Fee #1896621.

### Comparable Sale #3

On May 3rd, 1961, the Tacoma Terminals, Inc. purchased from the Port of Tacoma the following described parcel:

The northeasterly 288 ft. of lots 12 and 13, Block 1, Port Industrial Waterway Addition which is described as follows: Commencing at the monument at the intersection of the monument line of the Port of Tacoma Road and the center line of Lincoln Avenue, thence S 47° 15' 36" E 1,180 ft., thence on an angle to the right of 90° 3' 50 ft. to the POB. Said point being on the southwesterly right-of-way line of the Port of Tacoma Road, thence continuing on last bearing 288 ft. thence on an angle to the left of 90° 3' a distance of 200 ft., thence on an angle to the left of 89° 57', a distance of 288 ft. to the southwesterly right-of-way line of the Port of

Tacoma Road, thence on an angle to the left of 90° 3' along the southwesterly line of the Port of Tacoma Road 200 ft. to the POB.

This parcel is filled land, though the purchaser added additional fill. It fronts on the Port of Tacoma Road. The Port of Tacoma Road contains a water main, but no railroad trackage. The property is presently improved with a new truck terminal building which is rented to Pacific Highway Transport. To the east, the Port of Tacoma Road leads directly into a clover leaf of the new freeway under construction. This parcel contains 1.32 acres. The sale price was \$8,593.00. This sale developed approximately \$6,509.00 per acre. It is recorded under Pierce County Auditors Fee #193324.

#### Comparable Sale #4

I have been informed by Marc Anderson, Manager of the Port of Tacoma, that the Port of Tacoma sold to the Educator Manufacturing Company, an irregularly-shaped parcel of unimproved land, located near the intersection of Alexander Ave. and Lincoln Ave. This irregularly-shaped parcel abuts the land on which the Educator Manufacturing Company's plant is located and was purchased for future expansion. The Educator Manufacturing Company's plant fronts on Lincoln Ave. Lincoln Ave. contains railroad trackage and a water main. The tract purchased has no street frontage and no access to water or railroad trackage of its own. This irregularly-shaped parcel contains approximately 8.22 acres. Mr. Anderson informed me that the sale was consummated on a basis of \$4,500.00 per acre. This sale is unrecorded.

#### Comparable Listing #1

Abutting Parcel "D" on the northeast is an irregularly-shaped tract with a frontage of approximately 200 ft. on the northeast side of Alexander Ave. This frontage appears to overlap part of the Lincoln Ave. frontage of Parcel "D". This parcel contains approximately 8 acres. This land is partially filled. An additional fill of 2-3 ft. appears to be required to bring it to the grade of Alexander Ave. There is a sign on this parcel offering it for sale. E.A. Deyo, one of the owners, has informed me that the asking price is \$4,000.00 per acre.

The foregoing four comparable sales and one comparable listing are outlined in blue on the map entitled "General Plan - Port Industrial Development District" which is included in the addenda. The sales are designated S1, S2, S3 and S4. The listing is designated L1.

### Valuation of Parcel "B" (Land)

Comparable Sales #1, #2 and #3 developed \$8,000.00, \$6,025.00, and \$6,509.00 per acre respectively. All are smaller tracts than Parcel "B" but all have water mains, a utility which Parcel "B" lacks. Comparable Sale #1, which sold for \$8,000.00 per acre, is in an industrial park area wherein several new buildings have recently been erected. This area, in my opinion, is more desirable than that of Parcel "B." Comparable Sales #2 and #3 are more nearly equal in overall quality to Parcel "B" than is Comparable Sale #1. Comparable Sale #4, which developed \$4,500.00 per acre, lacked road frontage and is very irregular in shape. Parcel "B" should sell for more per acre than this comparable.

Parcel "B1" is separated by only a 100-ft. wide strip from navigable water (Port Industrial Waterway.) The possibility exists that a purchaser of Parcel "B1" may be able to acquire access to this navigable water. Because of this possibility and its additional depth, I believe Parcel "B1" may have more value per acre than Parcel "B2". Parcel "B1" is also encumbered with a driveway easement. After consideration, I have estimated the fair market value of Parcel "B1" at \$6,500.00 per acre and that of "B2" at \$6,000.00 per acre.

Parcel "B1" - 16 acres @ \$6,500	\$104,000.00
Parcel "B2" - 8.08 acres @ \$6,000	<u>48,480.00</u>

Estimated Fair Market Value of the land in Parcel "B" (Not subject to the National Security Clause)	\$152,480.00
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Say,	\$152,500.00
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### Valuation of Parcel "D"

The usability of Parcel "D" as previously stated is seriously impaired by the electric transmission lines which cross it. It is also very irregular in shape. In my opinion, it is very much inferior to the land of Comparable Sales #1, #2 and #3 which sold for \$8,000.00, \$6,025.00 and \$6,509.00 respectively. Comparable Sale #4 which sold for \$4,500.00 per acre is irregular in shape, but is not encumbered with transmission lines. Comparable Listing #1 carries an asking price of \$4,000.00 per acre. Even though this listing requires some additional filling, it is preferable to Parcel "D" in my opinion. After consideration, I have estimated the market value of Parcel "D" at \$2,500.00 per acre. 16.92 acres @ \$2,500.00 is \$42,300.00.

Estimated Fair Market Value of Parcel "D" (Not subject to National Security Clause)	\$ 42,300.00
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## ESTIMATED FAIR MARKET VALUE OF PARCEL "B"

SUBJECT TO NATIONAL SECURITY CLAUSE UNTIL DEC. 31, 1969

### Income Approach

The Income Approach as used herein is developed as follows:

1. The annual net income is estimated assuming Parcel "B" is under private ownership.
2. The annual net income stream for a period of 8.2 years or the approximate time until the National Security Clause will expire is capitalized by use of an Inwood Factor (Present Worth of One Dollar per Annum.)
3. The present worth of Parcel "B" 8.2 years hence is estimated by use of an Inwood Factor (Present Worth of One Dollar.)
4. The results produced by #2 and #3 are added. The sum of these two results is considered to be the estimated Fair Market Value of Parcel "B" subject to the National Security Clause until Dec. 31, 1969.

In estimating the economic rent for Parcel "B" subject to the National Security Clause, three other rentals by the Port of Tacoma and one by the City of Tacoma were analyzed. Data on these rentals follows:

Rental #1: Two frame buildings located on the northwesterly end of Parcel "B1" have been rented until recently to the Harbert Construction Co. One building was used for an office; the other as a shop. The total floor area of the two buildings is approximately 3,692 sq. ft. The area of the land is approximately 1.21 acres. The monthly rent was \$175.00 per month. After consideration, I believe that approximately 75% of this monthly rent was imputable to improvements and 25% to land. 25% of \$175.00 is \$43.75. \$43.75 divided by 1.21 acres is \$36.16 or the estimated rent per month per acre developed by this rental.

Rental #1: Two qonset hut type buildings located on the Alexander Ave. frontage of Parcel "B1" are presently rented to the Educators Manufacturing Co. for \$175.00 per month. These buildings contain approximately 8,000 sq. ft. The area of the land is approximately 0.37 acres. I have estimated that approximately 10% of the \$175.00 monthly rent is imputable to the land or \$17.50. \$17.50 rent for 0.37 acres reflects \$47.27 per acre per month.

Rental #3: A tract containing approximately 2.5 acres, located in the northwest corner of the intersection of Alexander Ave. and E. 11th Street and within the boundaries of the subject shipyard, is presently leased to Zidell-Michaels Dismantling Co., Inc., metal scrap dealers, by the Port of Tacoma. This land is improved with approximately 800 lineal ft. of rebuilt railroad siding. I understand that this lease was consummated on the basis of \$60.00 per acre per month. I have estimated that approximately two-thirds of this rent is imputable to the land, the remainder to the railroad siding. Two-thirds of \$60.00 is \$40.00 per month or the estimated rent per acre imputable to the land.

Rental #4: An unimproved tract fronting on Taylor Way, abutting Parcel "D" and containing approximately 3.4 acres is leased to the Anderson Fuel Co. for \$50.00 per month, by the owner, the City of Tacoma. This tract is used by the Anderson Fuel Co. to store sawdust. This lease develops \$14.70 per month per acre.

Rental #1, #2 and #3 developed a rental value of \$36.16, \$47.27 and \$40.00 per month per acre respectively. All are small tracts. It would seem that a renter of the entire 24.08 acres in Parcel "B" or even several renters assuming this parcel was divided into several tracts, would expect a lower rent per acre than the \$36.16 - \$47.27 developed by these small tracts.

Rental #4 developed a rental value of \$14.70 per acre per month. I understand that this tract has been rented as a sawdust yard for many years. Mr. Anderson of the Anderson Fuel Co., the lessee, informed me that he believes this land has been brought to the grade of Taylor Ave. with a sawdust fill. A sawdust fill is inferior to the hydraulic fill of Parcel "B". For this reason alone, Parcel "B" land should rent for more per acre than the \$14.70 per month developed by this rental.

Marc Anderson, Manager of the Port of Tacoma, informed me that the practice of the Port of Tacoma is to lease on the basis of a six percent return. Under the heading "Land Valuation (Not Subject to National Security Clause)" the market value of Parcel "B1" was estimated to be \$6,500.00 per acre, "B2" \$6,000.00 per acre.

A 6% return on \$6,500.00 is \$390.00 annually or \$32.50 per month per acre.

A 6% return on \$6,000.00 is \$360.00 annually or \$30.00 per month per acre.

After considering the foregoing data, I have estimated the economic rent for Parcel "B" at \$35.00 per acre per month. The rental value of the railroad trackage and fencing, both of which, in my opinion, have very limited usefulness, are reflected in this \$35.00 estimate. I have estimated no rental value for the whirley crane or craneway. As previously stated, the possibility of their utilization seems to be extremely remote.

### Annual Gross Income

Estimated economic rent per month \$35.00 per acre	
100% occupancy \$35.00 x 24.08 acres x 12 months . . . . .	\$ 10,113.60
Estimated 50% vacancy . . . . .	<u>5,056.80</u>
Effective Annual Gross Income	\$ 5,056.80

### Annual Expense

Management 5%	\$ 252.84
Real estate & personal property taxes	2,400.65
Insurance	
Non-operating-limited perils policy on crane 50M @ 4.00	200.00
Landlord legal liability	40.00
Fire & extended coverage on fence	50.00
Reserves for maintenance	
Painting exterior of whirley crane	450.00
Fencing (\$650.00 ÷ 8.2 years- (See Rome Co. estimate in addenda)	<u>79.27</u>
Total Annual Expense	\$ <u>3,472.76</u>
Annual Net Income. . . . .	\$ 1,584.04

Present Worth of \$1,584.04 Annual Income  
for 8.2 Years is \$1,584.04 x 6.328  
(the Inwood Factor for 8.2 years at 6%  
compound interest) or \$10,023.80

The large (50%) vacancy allowance was estimated for reasons  
previously stated under "Highest and Best Use."

### Estimated Value of Parcel "B", 8.2 Years Hence

1. Estimated land value	\$167,728.00
2. " value of whirley crane	40,000.00
3. " value of crane track	2,200.00
4. " " railroad track	6,700.00
5. " " fencing	<u>None</u>
Total	\$216,628.00

In the preceding estimations:

1. The land value was estimated to be 10% greater than the \$152,480.00 estimated for it to-day (See Land Valuation Not Subject To National Security Clause.) It is felt that with the industrial development occurring in and projected for the subject neighborhood that some increase in land value should occur in the next 8.2 years.
2. The value of the whirley crane, today, as estimated by E. W. Fritz of the Star Iron and Steel Co. (See Addenda for photostatic copy of estimate) is \$50,000.00. This \$50,000.00 was reduced 20% to reflect expectable obsolescence.
3. The value of the crane track is based on the salvage value today as estimated by the F.B. McCarthy Co. (See Addenda for photostatic copy of estimate.) It is assumed that any slight wasting of steel that may occur may be offset by increasing salvage prices.
4. The value of the railroad track was estimated by the same procedure used in valuing the crane track.
5. In my opinion, the fencing which, as previously stated, is in poor condition will have a negligible value 8.2 years hence.

Present Worth of \$216,628.00 Recoverable 8.2 Years Hence Is  
\$216,628.00 x 0.6203 (the Inwood Factor for Computing the  
Value of a Reversion 8.2 Years Hence with 6% Compound Interest)  
or \$134,374.35.

Present worth of \$1,384 04 annual income	
for 8.2 years . . . . .	\$ 10,023.80
Present worth of \$216,628.00 recoverable	
8.2 years hence . . . . .	<u>134,374.35</u>

Estimated Fair Market Value of Parcel "B"	
Subject to the National Security Clause	
Until Dec. 31, 1969. . . . .	\$144,398.15
Say,	\$144,400.00



**ESTIMATED FAIR MARKET VALUE OF PARCEL "B" FREE & CLEAR OF  
THE NATIONAL SECURITY CLAUSE INCLUDING SALVAGE VALUE OF THE  
WHIRLEY CRANE, TRACKAGE & FENCING**

Estimated Fair Market Value of the land in Parcel "B" (not subject to the National Security Clause) . . . . .	\$152,500.00
Value of whirley crane . . . . .	50,000.00
Salvage value of crane track . . . . .	2,200.00
Salvage value of railroad track . . . . .	6,700.00
Salvage value of fencing . . . . .	<u>None</u>

Estimated Fair Market Value of Parcel "B"  
Free and Clear of the National Security  
Clause Including the Salvage Value of the  
Whirley Crane, Trackage and Fencing **\$211,400.00**

**CURRENT COST OF REPLACING OR RECONSTRUCTING ON PARCEL "C"  
THE WHIRLEY CRANE, TRACKAGE, & FENCING**

1. Cost of used crane - \$50,000.00 plus  
\$6,000.00 (dismantling, freight charges  
& re-assembling) **\$ 56,000.00**
2. Cost of installing craneway (See  
photostatic copy of F.B. McCarthy Co.  
estimate in Addenda) **13,000.00**
3. Cost of installing railroad trackage  
(See photostatic copy of F.B. McCarthy  
Co. estimate in Addenda) **97,000.00**
4. Cost of installing chain-link fence.  
(See photostatic copy of Rome Co.  
estimate in Addenda) **15,263.04**

Current Cost of Reconstructing or Replacing  
On Parcel "C" The Whirley Crane, Trackage  
& Fencing . . . . . **\$181,263.04**

Say, **\$181,250.00**

It will be noted in the Rome Co. estimate that the reproduction cost, new, of the fencing is \$20,245.68. A new chain link fence can be installed for \$15,263.04. To re-construct the existing fence with used wood pickets seems illogical since it assumes that such pickets are available. The chain link fence obviously is superior to the existing fence.

ESTIMATED FAIR MARKET VALUE OF PARCEL "D" SUBJECT TO THE  
NATIONAL SECURITY CLAUSE

Income Approach

The annual net income estimated assumes that Parcel "D" is under private ownership.

Annual Gross Income:

Estimated economic rent per month  
@ \$12.50 per acre.  
100% occupancy - \$12.50 x 16.92 acres  
12 months . . . . . \$ 2,538.00  
Estimated 50% vacancy . . . . . 1,269.00

Effective Annual Gross Income: . . . . . \$ 1,269.00

Annual Expenses:

Management fee . . . . . \$ 63.45  
Real estate taxes . . . . . 400.80  
Insurance landlord legal  
liability . . . . . 25.00

Total Annual Expense . . . . . \$ 497.25

Annual Net Income . . . . . \$ 771.75

Present Worth of \$771.75 Annual Income for 8.2 Years is  
\$771.75 x 6.320 (the Inwood Factor for 8.2 years @ 6%  
compound interest) or \$4,883.63.

Estimated Value of Parcel "D" 8.2 Years Hence \$ 46,530.00  
(present value, \$42,300.00 plus 10% (\$4230)  
increase.)

Present Worth of \$46,530.00 Recoverable 8.2 Years Hence is  
\$46,530.00 x 0.6203 (the Inwood Factor for Computing the Value  
of a Reversion 8.2 Years hence with 6% compound interest)  
or \$28,862.56.

Present worth of \$1,012.80 annual income  
for 8.2 years . . . . . \$ 4,883.63  
Present worth of \$46,530.00 recoverable  
8.2 years hence . . . . . 28,862.56

Estimated Fair Market Value of Parcel "D"  
Subject to National Security Clause until  
Dec. 31, 1969 . . . . . \$ 33,746.19  
Say, \$ 33,750.00

## COST & MARKET DATA APPROACHES

The values of Parcels "B" & "D" not subject to the National Security Clause were estimated by comparison. Subject to the National Security Clause, their values were estimated by the Income Approach which appears to be the only practical approach to the problem. The Cost and Market Data Approaches, in my opinion, are not applicable to this appraisal assignment.

## INTERPRETATION OF ESTIMATES

Since only one value was estimated in each instance, no interpretation is required.

## CERTIFICATION

I hereby certify:

1. That I have no interest in the properties appraised herein, present or contemplated.
2. That this appraiser's employment and his compensation are not contingent on the valuations found.
3. That I have personally and thoroughly inspected the properties appraised.
4. That, according to the best of my knowledge, everything contained in this report is true and that no important facts have been withheld or overlooked.
5. That this appraisal conforms with the code of ethics of the American Institute of Real Estate Appraisers, of which I am a member.

Estimated Fair Market Value of Parcel "B", subject to continued imposition of the National Security Clause for the period ending Dec. 31, 1960. For that period, the clause applies to all land, to one whirley crane #16 and to such security fencing, crane trackage and railroad trackage located thereon. All other improvements are disregarded.

ONE HUNDRED FORTY-FOUR THOUSAND FOUR HUNDRED DOLLARS

\$ 144,400.00

The estimated Fair Market Value of Parcel "B", free and clear of the National Security Clause. In estimating this value, the assumption was made that the Port of Tacoma will remove from said parcel the whirley crane, security fencing and trackage, leaving only unimproved land. The value of the property so removed is reflected in the estimated Fair Market Value.

TWO HUNDRED ELEVEN THOUSAND FOUR HUNDRED DOLLARS (\$211,400.00)

Current cost of reconstructing or replacing on Parcel "C", the crane, fencing and trackage. Such reconstruction or replacement is with equipment and facilities having a value at least equal to the current value of the removed property.

ONE HUNDRED THIRTY-ONE THOUSAND TWO HUNDRED FIFTY DOLLARS  
(\$131,250.00)

Estimated Fair Market Value of Parcel "D", subject to continuance of currently existing use and restrictions.

FORTY-TWO THOUSAND THREE HUNDRED DOLLARS (\$42,300.00)

Estimated Fair Market Value of Parcel "D" subject to the imposition of the provisions contained in the National Security Clause for the period ending Dec. 31, 1960, except that such provision shall be modified or restricted in such a manner that current usage of this parcel may continue without interference as far as imposition of the aforementioned provisions is concerned.

THIRTY-THREE THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$33,750.00)

Respectfully submitted,

77/McCarty  
F.N. McCarty, R.A.I.